

DECEMBER 2021

BROADLANDS

Our Neck of the Woods



Please note assessment changes on pages 11 and 25

LOONEY'S Tile & Grout

CLASS A LICENSED

- Bathroom Remodeling
- Tile, Hardwood & Luxury Vinyl installation
- Tile & Grout Restoration

NOW OFFERING VIRTUAL ESTIMATES

LooneysTileAndGrout.com
(703) 999-1933

• Professional Caulking • Grout Repair • Sealing



A AUGUSTINE ROOFING

Roofing, Windows, Siding and Gutters

augustineroofing.com

703.281.ROOF

\$350 OFF
All Services

\$75 OFF
All Repairs



Home Improvements

are on **Sale** Now!

Take up to **\$500 off** any replacement project, or choose **No-Money-Down, 0% Financing***!

Use This Coupon to Receive Up to

\$500 OFF

Any Replacement Project

Get \$250 off project valued at \$5000 or more.
Get \$500 off any project valued at \$10,000 or more.
Valid 12/1/21 - 12/31/21. Not valid on repairs. Must present coupon at contract signing to qualify. Cannot be combined with other offers. Not valid if obtaining financing from S&K. Valid for homeowners only. Call for details. CODE: BL1221

*Financing subject to credit approval. Call for financing details.



Roofing • Siding • Windows
Worry Free. Guaranteed.

SKRoofing.com 866-836-7663

VA License #2705 105665

Credit cards accepted. Financing available.



BROADLANDS



IN THIS ISSUE:

Seeking Modifications Subcommittee Volunteer	7
Please Keep Common Areas Clean	7
2021-2022 Holiday Trash and Recycling Schedule	7
Helping Hands Needed	8
Holiday Home Decorating Contest	9
Fire Safety Tips For Your Christmas Tree	10
The Organized Way to Gifting	10
2022 Budget	11-16
Santa's Scavenger Hunt	17
Local Holiday Activities	18
Holiday Market	19
Comfort Cases Postponed	20
Protect Your Identity	22

EVERY MONTH

Board of Directors Meeting Info	3
This Month's Calendar	4
Manager's Message	5
Modifications Information	6
Covenants Corner	8
Clubs & Groups	21
Useful Numbers	23
Classifieds	24
HOA Contacts	25

Board of Directors Upcoming Virtual Meeting Tuesday, December 14th - 6:00p.m.

Board Meetings Information

Monthly meetings are held virtually 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. Check website for login details.

Board of Directors November 9th Meeting Highlights

- Approved the minutes of October 12th, 2021 meeting
- Heard resident concerns regarding Belmont Ridge Road landscaping
- Approved the 2022 Budget and Assessments
- Approved an easement agreement for a trail on Claiborne Parkway
- Approved the pond management proposal from Virginia Waters and Wetlands for 2022-2024
- Approved the pool management proposal from High Sierra Pools for 2022-2026
- Approved the trash contract with Patriot Disposal Services for 2022-2026
- Held 17 Hearings and assessed violation charges

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3 Santa's Scavenger Hunt 4:30pm - NC parking lots and back lawn	4 Holiday Market 12:00pm - NC parking lots
5 International Volunteer Day	6 Hanukkah ends Finland Independence Day	7 Pearl Harbor Remembrance Day	8 Modification Subcommittee Submissions Due 12:00pm - NC	9	10 Newsletter submissions due - 12:00pm	11
12	13 National Cocoa Day	14 HOA Board Meeting 6:00pm - Virtual	15 Bill of Rights Day Modification Subcommittee Meeting 7:00pm - Virtual	16	17 Wright Brothers Day	18 International Migrants Day
19	20	21 Start of Winter (Winter Solstice)	22	23 HOA offices closed for Christmas	24 HOA offices closed for Christmas	25 Christmas Day
26 Kwanzaa starts	27	28	29	30	31 HOA offices closed for New Years	

Key: CH=Clubhouse; CC=Community Center; HP=Hillside Park; SB=Summerbrooke Pool

Curb Appeal

A healthy lawn, bright flowers, and lush greenery nourish us from the inside, providing oxygen as well as reducing stress and improving our quality of life. A well landscaped home also increases property values, and the same goes for common areas within the community. Broadlands takes pride in maintaining our mature trees and we frequently take measures to prolong the lifespan of those trees when we are able to do so in a practical and fiscally sensible way. Over the years, we have pruned and fertilized, treated for diseases such as needlecast, as well as sprayed for pests such as scale and Emerald Ash borers. Along these lines, we recently completed supplemental pest control on a few species of and locations of trees.

We treated several Pine trees on common ground off of Ellzey Drive near Bankbarn Terrace. Our landscape/arborist team noticed that the trees showed signs of distress. An evaluation and inspection of the trees uncovered early pine beetle activity. The beetles are known to spread from tree to tree, killing them off one at a time. The trees were treated to suppress the pine beetle activity. Additionally, they received an organic soil biostimulant application to help bolster tree vitality.

Claiborne Parkway is a lovely Maple lined roadway, whose brilliant red leaves peak in the fall. We have about 385 Maples between Claiborne Parkway and Croson Lane. Unfortunately, much like borers have spent years killing off the Emerald Ash trees up and down the east coast, the Maples are now being attacked by Granulated Ambrosia beetles. Due to late summer rains, a third generation of beetles hatched this year. The excess soil moisture caused some trees to produce excess ethyl alcohol which mimics tree stress. The combination of these two factors resulted in thin barked trees (like Maples, Beech, etc) to be attacked by the beetles. Our landscape/arborist team noticed the activity very

early and the Broadlands board and management team authorized swift action in the hopes of protecting this precious landscaping. The treatment includes spraying the trees themselves with an insecticide to kill the existing live beetles and spraying the soil with an insecticide to kill the eggs and future beetles, as well as a biostimulant and micronutrient to help the tree fight the damage. Our arborists have completed treatments to suppress current and future activity to maintain the health of these important trees that flank Claiborne Parkway from Broadlands Blvd to Croson Lane.

The value of these trees was taken into consideration before performing treatment. The estimated replacement cost (low end) of the Maples is about \$1,500 per tree, or \$577,500 total to cover the removal of a dead tree, grinding of the stump, planting of 2" caliper (immature)

replacement, and watering of said new tree. The real value of these 10-20 year old trees is much, much higher. If we had elected not to treat them for the Ambrosia beetles,

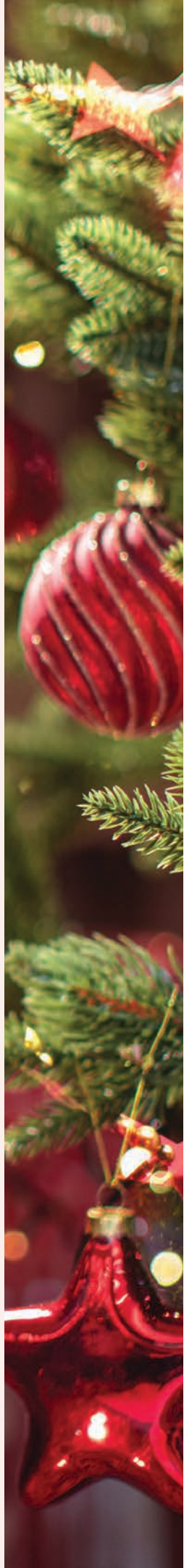
we were likely to lose about 40-50% (or \$288,750 worth) plus the loss of the curb appeal of the mature, trees lining the main roads. We will still lose some branches that are beyond saving, but will hopefully decrease total loss to 10-20%.

A well landscaped home also increases property values, and the same goes for common areas within the community.

Cheers,

Sarah

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



Modifications Information

Per Article 7, Section 7.5 (a) Additions, Alterations, or Improvements by the Owners - "No person shall make any addition, alteration, or improvement in or to any Lot or any portion of the Property... which is visible from the exterior of the Lot or such portion of the Property, without the prior written consent of the Covenants Committee."

If you are unsure if approval is required for your project, contact Robin Crews, Modifications/Resale Manager at rcrews@broadlandshoa.com or 703-729-9704, option 3. The Committee meets virtually at 7:00pm on the first and third Wednesdays of the month March-October and the third week of the month November-February. *If you wish to attend a meeting, contact Robin Crew, rcrews@broadlandshoa.com.* Applications must be submitted by noon on the Wednesday before the meeting by emailing them to rcrews@broadlandshoa.com or delivering them to the Nature Center drop box at 21907 Claiborne Parkway.

Please review the Design Guidelines and submission requirements at broadlandshoa.org/design-guidelines. Failure to include all required information will delay review of your application. Once the Committee has reached a decision, the results will be delivered via email. If an email address is not provided, results will be mailed. 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. Please check your inbox and junk/spam folders or contact the HOA office at 703-729-9704, option 3 if you have not received your results within 10 days following the meeting.

Modifications Subcommittee Submission and Meeting Dates

Submission Deadline By Noon	Meeting Date
December 8th.....	December 15th
January 12th	January 19th
February 9th	February 16th
February 23rd.....	March 2nd

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

Are You Selling Your Home?

Save yourself time and aggravation by ensuring you have approved applications for all exterior changes or additions made on your property before listing your home. 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, 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 seller'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, Modifications and Resale Manager, at 703-729-9704 (option 3) or rcrews@broadlandshoa.com.



Modification Subcommittee Seeking New Member

The Modifications Subcommittee is seeking a volunteer to join their dynamic group of individuals. As a member, you will help maintain aesthetics and encourage consistency throughout the community.

If you are interested in joining this committee please email Robin Crews, Modifications/Resales Manager at rcrews@broadlandshoa.com or call (703) 520-9902.

Please Keep Common Areas Clean

Under Article 8, Section 8.2: (e) of the Declarations "No person shall place or cause or permit anything to be placed on or in any of the Common Area. Nothing shall be altered or constructed in or removed from the Common Area..."

- Please do not leave any personal items or items not intended by the HOA in the common areas. Our landscapers have been directed to remove and discard debris of all kinds from the common areas including fountains. If any items are removed by the HOA they cannot be recovered.
- Additionally, do not discard any yard debris in the common areas such as leaves, branches, grass clippings, etc. You will be responsible to remove any yard debris if placed in the common area.
- Do not dump rubbish, waste matter, refuse, garbage, trash, dead animals or other debris of every kind and description. You will be responsible to remove any debris if placed in the common area.

2021-2022 Holiday Trash and Recycling 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 Days.

CHRISTMAS TREE COLLECTION

Christmas trees will be collected the first 2 Mondays in January, on Monday, January 3rd and Monday, January 10th. All trees must be placed on the curb with all tinsel/decorations removed and trees should not be placed in plastic bags. *Collection of Christmas trees may be impacted by the national labor shortage; if a tree is placed curbside for collection on yard waste collection day and is not picked up, please advise residents to LEAVE IT OUT at the curb and collection will be completed as soon as possible.*

Patriot Disposal Trash, Recycling, and Yard Waste Collection Schedule

Trash, Recycling, and Yard Waste Collection:

- Place totes out the night before collection day after 6:00pm or before 6:00am the day of pick up.
- Containers should be out of sight by 9:00am on the day following collection.

Trash Collection:

- Trash pick up days are Mondays and Thursdays.

Recycling Collection:

- Recycling pick up day is Thursdays.
- Recyclable materials can be co-mingled.
- Plastic bags CANNOT be recycled. The Nature Center collects bags for proper recycling. Visit broadlandshoa.org, click on RESIDENTS then click on TRASH & RECYCLING for more information.
- Scrap metal – Please call Patriot Disposal to set pick-up day 1-703-257-7100: i.e. foil, pie tins, trays, pots and pans, small car parts, grills, bicycles, swings, etc.

Yard Waste Collection:

- Yard Waste Collection occurs on Mondays from March 1st thru December 24th.
- During January & February, yard debris (leaves, grass clippings, brush) may be mixed with trash. Yard waste may not be mixed with recycling.
- Grass clippings and leaves must be set out for pickup in lawn paper bags or in a bin.
- Brush must be less than 4 inches in diameter, cut into 4 foot lengths, and tied in small bundles or bagged.
- Food waste mixed in with yard waste will be accepted, as it can be composted.

Special Pick-ups:

- Please contact Patriot Disposal, 1-703-257-7100 or customerservice@patriotdisposalservices.com, to arrange pickup of special and/or bulk items.
- Special items will be collected weekly. Some items may incur an additional charge.
- Special items include appliances, mid to large furniture and other large items.

SWHOA Meeting Update

The SSWHOA will not meet in December. For additional details or general information about Southern Walk HOA, please visit swhoab.com.

Want to become a Helping Hand in Broadlands?

Broadlands Community Outreach is looking for resident homeowners who are willing to **VOLUNTEER** to assist other Broadlands residents with a small task for assistance within or around their home. Some examples of these tasks may be snow shoveling for an elderly, sick or disabled member or for someone who is unable to take care of it through a single storm, or a resident needing assistance moving a heavy item.

If this sounds like something you might be interested in, we are seeking resident members, high school aged or older, to participate in this new volunteer opportunity. Individuals volunteering for this program must be verified as residents/homeowners of Broadlands Association and will only assist other verified members of our association.

Once approved to become a Helping Hand volunteer, you will be placed on a list of willing participants who may be able to assist other members. Details on the program will be specified with more clarity after we receive a sufficient pool of volunteers to launch the Helping Hands program. This program is a 100% volunteer-based program and not intended for individuals for hire and no payment is expected or intended for this program for any reason. If interested in volunteering for this program or if you have questions, please email Julie at julie@broadlandshoa.com. We hope to receive enough volunteers to launch the program in early January 2022.

The Broadlands Homeowners Association is not liable for other individuals actions, responses, or damage to property or bodily harm. Participants of this program, both volunteers and residents requesting a Helping Hand participant, do so at their own risk and the association, its Board of Directors, employees, agents, officers, and staff are not liable under any circumstances.

Covenants Corner

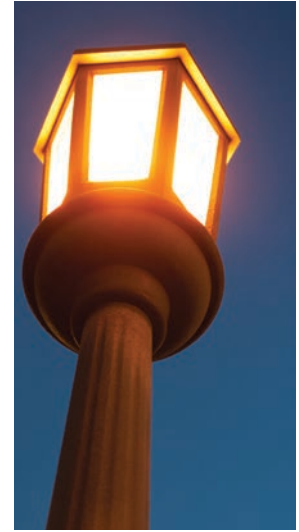
December Inspections

Lawn Maintenance

Violation Notices

The Covenants Inspector would like to thank all of our residents for your efforts with keeping your lawns maintained this summer, despite all the rain.

Through the next couple of months, Covenants will be concentrating on maintenance items as well as mailbox issues and pole lights. If you receive a notice, ***DO NOT IGNORE IT.*** Contact the HOA office and the covenants inspector will be happy to work with you.



Light the Night

During the month of December, one of the items the covenants inspectors will focus on are 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. Please be sure that your pole light is in working order. Your neighbors may be out walking and appreciate all the light they can get.

In accordance with the Association Documents, should you fail to bring your lot into compliance, the Board of Directors may take action to enforce compliance. If a violation is noted, the owner will be mailed a letter providing thirty days for the violation to be resolved. If the violation is not corrected, a second violation letter will be issued, providing an additional fourteen day extension. If the violation remains unresolved, a Hearing Notice is sent and a Hearing will be held in accordance with state law, where charges may be assessed, up to \$10 per day for a maximum of 90 days.

Keeping these lights functional is the responsibility of the homeowner whether you own a single family or a town home. Should replacing the light bulb not resolve the problem, you may have tripped a 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 processes, or have corrected the violation(s), please contact the Covenants office at covenants@broadlandshoa.com or Suzan Rodano, Covenants Manager at 703-729-9704, option 2.

Festivus for the Rest of Us?... Share Holiday Cheer by Participating in the Annual Holiday Home Decorating Contest!

Get into the holiday spirit and decorate your home to be the brightest, cheeriest, classiest, or most fun and festive of them all! New this year, all homes in Broadlands are automatically part of the contest so **NO ENTRY REQUIRED!**

Some fun things that we have noticed throughout the years are creative color schemes, unique themes and special effects that highlight the holiday you wish to share with us!

Judging will be based on the following criteria:

Creativity, uniqueness of display, consideration of holiday theme, and overall appearance and joy of the display.

Staff and volunteers will scour the neighborhood and judge holiday home decorating during the evening of the week of December 6th.

*Please have your decorations up and ready to go by December 5th for judging. **Winning entries will be listed in the newsletter, website, Broadlands Blast, and social media.***

There will be a first prize, second prize and third prize awarded.

Contest Rules:

- contest is limited to what can be seen from the street side of the house at night
- participants are requested to keep their houses decorated through January 2nd so the community may view and enjoy them
- winners will be notified on Friday, December 10th
- management reserves the right to combine or divide single family and town home prizes if entries warrant
- judges decisions are final

Please note: if you want to be SURE we view your home for the contest, please send an email to julie@broadlandshoa.com and we'll definitely drive by with our judges! Emailing us is not required.

Addresses may be submitted to our website page where your home can be listed for others to tour at their leisure.

*To enter home in tour list, visit: broadlandshoa.org/holidaydecor
To see map, visit: broadlandshoa.org/holidaydecor-map*



Scoop the Poop...

Residents frequently express concern that not every pet owner is taking the time to pick up their pet's waste in the neighborhood. Please ensure that your family members realize how important it is to be a responsible pet owner:

Pet poop is not organic, especially in the quantities that are generated by pets. It harms the environment and threatens public health.

Forgot your waste bag? No worries! The Broadlands HOA has 80 mutt mitt stations to offer residents. Don't want to carry it with you? No problem, most of our mutt mitt stations have trash cans attached. ***Please be a good neighbor and do not dispose of pet waste in your neighbors' trash cans during your walks.***

Even if your pet poops in the woods, you still need to clean it up. Not only is it unsightly, it can get into streams and into the water supply.

It's the law! Is it a violation of the Association Declaration, Article 8, Section 8.2(q) to not pick up your pet's waste, it is also a county ordinance violation. Please reference Loudoun County Ordinance, Chapter 612.19, Section a (9) Dog waste.

Fire Safety Tips For Your Christmas Tree

Taken From ACTA website, Christmas Tree Facts And Figures

Don't let Christmas ever heat up too much — with fire that is. Did you know that Christmas trees alone result in 13 million dollars, annually, in property damage? More importantly, these fires present real risk towards family and friends. When showcasing a live tree in your home, the combination of tree dryness, electrical malfunction with lights and poorly located heating sources can make for a deadly combination.

But if your holiday is just not complete without a live tree, follow these safety precautions to keep threats at bay:

- Fresh trees are less likely to catch fire, so look for a tree with vibrant green needles that are hard to pluck and don't break easily from its branches. The tree shouldn't be shedding its needles readily.
- Always place your tree away from heat sources like fireplaces, radiators, candles, heat vents or lights, and keep the tree base filled with water to avoid a dry out.
- Make sure all your indoor and outdoor Christmas lights have been tested in a lab by the UL or ETL/ITSNA for safety, and throw out any damaged lights.
- Any lights you use outdoors must be labeled suitable for exterior placement, and be sure to plug them into a ground-fault circuit interrupter protected receptacle.
- Keep all your holiday candles away from your Christmas tree, surrounding furniture and décor.
- Bedtime means lights off! Don't forget to turn your Christmas tree lights off each night.

When your tree begins to drop its needles, it's time to say goodbye to your evergreen foliage until next year. So this year, follow our guidelines to avoid being another statistic in the National Fire Protection Association or United States Fire Administration report during the upcoming holiday season.

The Organized Way to Gifting (Giving and Receiving!)

**Submitted by Jennifer Snodgrass, Home Organizer & Owner of The Styled Sort LLC.
jenn@thestyledsort.com**

Have you decluttered your home this year? And tried to be more mindful of what you bring into it? The upcoming "gift giving" time of year can cause some stress when you know more things are going to be coming in. So what do you do?

1. Do Another Clean Out

One of the keys to staying organized is regular decluttering. I repeat this a lot because we can't just declutter & organize once and expect our homes to stay that way. We all constantly have stuff (mail, school papers, new clothes, etc.) coming into our space. It's amazing how much accumulates! So, do another clean out before gifts start arriving.

2. Tell Family Members You Have Decluttered and Simplified

Make sure your friends and family know you have decluttered and how much you want to stay organized. Most importantly, tell them how it makes you feel. It's amazing how much "lighter" you and your space can feel when you have decluttered. It's so difficult to relax and unwind when your space is filled with stuff.

3. Rethink Your Idea of What Makes a Great Gift

When buying gifts (or giving someone your "wish list"), there are so many great presents that don't take up space. Museum memberships, gift cards to a special restaurant, concert tickets, oh my! Things that can be used are great - like wines from a local vineyard or fancy salts for those that love cooking (I love the Jennifer Fisher salts). My mom has given my kids a gift card to a book store so during her next visit, they have a "coffee date" together and pick out a special book. The actual experience that day is the real special part of that gift - not the actual thing. There are so many to think of! Email me if you would like some other ideas.

Most importantly, enjoy this season with friends & family. Don't stress about the stuff. We can tackle it in January!



BROADLANDS

Association, Inc.

Dear Homeowners,

The following pages present the approved 2022 Operating Budget for Broadlands Association, Inc. as approved at the November 2021 Board of Directors Meeting. As done every year, 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 General Assessment has increased \$8.00 over the past ten years, or just 1.5% average per year. But as you are likely already aware, many items in our lives have increased significantly due to increases in minimum wage, shortages of labor, and increases in the costs of materials.

The Board offset a projected \$77,433 budget deficit with prior year members' equity, but an increase in assessments is necessary to meet budgeted expenses for the Association. Therefore, the Board of Directors approved a \$6.00 monthly increase in the General Assessment – from \$63.00 to \$69.00, which all homeowners (single family, town home, and condominium owners) pay equally to cover the common expenses of the association, such as community buildings, pools, tennis courts, trails, tot lots, concerts and events, landscaping, and administration. Significant increases are in areas such as pool management, tree care costs, and the addition of two new full-time employees of the association to assist with covenants and projects. The pool management contract expired at the end of the 2021 season. Four qualified bidders provided pricing, with the incumbent, High Sierra, remaining extremely competitive, but still resulted in a 33% increase on the price of the contract. Tree care costs have risen 20% to accommodate rising insurance, equipment and fuel, and labor costs.

Single Family and Town Home units also pay for limited common expenses that service their unit type exclusively, utilizing the benefit of group buying power to obtain bulk pricing for trash service, private road maintenance, and private lot lawn maintenance, and the prices of these services are passed through to those lots benefiting from those services. The price of trash service has increased dramatically, largely due to increased costs of labor, landfill fees, and fuel. Our contract with Patriot Disposal expires on December 31, 2021, so we bid out the contract to ensure competitive pricing was secured. The bidding process was extremely competitive with all three qualified bidders providing the best pricing possible, but the 2022 costs increased single family/courtyard trash service by \$3.00 per month – from \$21.00 to \$24.00 and townhome/villa homes by \$4.00 per month – from \$14.00 to \$18.00. While we were able to absorb increases in the cost of road and landscape maintenance, we expect those expenses will result in the need for higher assessments in 2023.

Prior to the January 1, 2022 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 2022:

Single Family Homes on VDOT streets	\$93.00 per month
Single Family Homes on Private Street	\$114.00 per month
Courtyard Homes	\$160.00 per month
Town Homes	\$108.00 per month
Villa Homes	\$126.00 per month
Condominium Units	\$69.00 per month

Assessment payments 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, 2021, please contact Customer Care Call Center at 866-433-3187 or by email

21907 Claiborne Parkway • Broadlands, Virginia 20148 • 703-729-9704 • info@broadlandshoa.com

BROADLANDS

Association, Inc.

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 2022 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.

FSR has notified us that there has been a change in the lockbox address effective immediately. **Please take a moment to update the mailing address for your payments, especially if you utilize online banking billpay to send your payments.** The mail will forward from the old lockbox until September 30, 2022, but to avoid mail delays and possible resulting late fees, **please update the mailing address to P.O. Box 30403, Tampa, FL 33630-3403.**

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 Tuesday December 14, 2021, at 6:00pm being held virtually via Zoom – see website prior to the meeting for connection information.

We look forward to providing continued great service to our residents in 2022, whatever it may bring. Best wishes for a safe holiday season and New Year!

The 2021-2022 Board of Directors
Broadlands Association, Inc.

Broadlands Association, Inc. 2022 Approved Budget

INCOME	
Common Expense Assessments	\$2,577,909
Townhouse Grounds, Trash, Private Street Assessments	\$575,640
Single Family Detached Trash Assessments	\$542,424
Single Family Detached Private Street Assessments	\$93,597
Courtyard Home Lawn Maintenance Assessments	\$166,152
Hillside SF Lawn Maintenance Assessments	\$250
Villa Home Lawn Maintenance Assessments	\$5,616
Demott & Silver Town Home Lawn Maintenance Assessments	\$6,840
Condominium Assessments	\$115,713
Class E (Multi-Family Apartments) Assessments	\$337,372
Members Equity	\$77,433
Interest Income	\$94,825
Miscellaneous	\$1,000
Newsletter Advertising	\$30,000
Violation and Mowing Fees	\$2,000
Late/Demand Letter Fees	\$18,180
Legal Fee Reimbursement	\$3,600
Recreation Income	\$83,000
Resale Fee Income	\$19,470
Community Center Rental	\$12,000
GRAND TOTAL INCOME	<u>\$4,763,021</u>

EXPENSES	
Administrative	
Financial Management Contract	\$81,200
Collection Costs	\$15,600
Insurance Policy	\$68,650
Audit/Tax Return Preparation	\$13,200
Federal Income Taxes	\$4,000
State Income Taxes	\$3,500
Legal Fees General	\$8,000
Legal Fees Collection Activity	\$20,000
Printing & Copying	\$10,400
Mobile App	\$2,000
Postage & Delivery	\$8,000
Office Supplies/Equipment/Furniture	\$9,000
Computer Maintenance	\$33,100
Smartwebs Architectural Software/Phone	\$13,680
Voting Software	\$5,000
Postage Machine Lease and Supplies	\$2,200

Bad Debt	\$5,000
Board Meeting Minutes	\$2,600
Vehicle Expenses	\$4,060
Miscellaneous Administrative	\$7,000
Total Administrative Expenses	\$323,891

Committees and Community Programs

Events Committee	\$50,000
Broadlands Live Concert Series	\$15,000
Community Outreach	\$6,000
Newsletter Printing, Mailing, Software	\$69,000
Modification Subcommittee	\$800
Board Expenses	\$7,700
Technology Committee	\$5,000
Conservation Landscaping Committee	\$1,000
Animal Care	\$5,000
Total Committee and Community Programs	\$159,500

Personnel

Salaries	\$677,000
Newsletter Preparation	\$38,480
Payroll Taxes	\$56,350
Employee Insurance	\$47,400
Retirement Program	\$21,450
Staff Membership Fees, Education & Training	\$12,000
Mileage/Cell Reimbursement	\$6,000
Payroll Processing Fee	\$5,750
Total Personnel	\$864,430

TOTAL ADMIN, PROGRAMS & PERSONNEL

\$1,347,821

OPERATING EXPENSES

Community Buildings

Community Building Gas	\$8,520
Community Building Electric	\$8,000
Community Building Water & Sewer	\$2,500
Community Building Cable and Phones	\$18,540
Community Buildings Cleaning	\$25,740
Community Building Maintenance & Repair	\$11,000
Community Building Snow Plowing & Sidewalk Clearing	\$15,000
Community Building Fire & Security Systems	\$8,500
Nature Center Improvements	\$2,000
Total Community Buildings	\$99,800

Common Area

Grounds Maintenance Common Area Contract	\$500,650
Grounds Maintenance Common Area Non Contract	\$103,000
Sidewalk/Trail/Stone House Snow Clearing	\$30,000
Watering Services	\$40,000
Common Area Electricity	\$22,000
Lighting Maintenance	\$57,000
Tree Care	\$150,000
Mutt Mitt Supplies & Installation	\$20,000
Pond Maintenance	\$25,000
Pond Electricity	\$2,700
Security Cameras	\$6,600
General Maintenance/Casual Labor	\$12,000
Common Area Reserves	\$502,911

Total Common Area \$1,471,861**Recreation**

Pool Management	\$300,000
Pool Electricity	\$19,000
Pool Water & Sewer	\$23,000
Pool Phones/Internet	\$4,580
Pool Supplies	\$15,000
Pool Fire Sprinkler System Maintenance & Repair	\$3,000
Pool and Fitness Software/Passes	\$3,500
Fitness Equipment Service	\$6,000
Pool Repair	\$30,000
Pool Parties	\$3,400
Tot Lots, Trail Amenities Repair & Maintenance	\$42,000
Recreation Court Repair & Maintenance	\$3,540

Total Recreation \$453,020**TOTAL OPERATING EXPENSES \$2,024,681****GRAND TOTAL COMMON EXPENSES \$3,372,502****LIMITED COMMON AREA EXPENSES****Townhouse Expense**

Townhouse Trash Removal	\$269,296
Townhouse Grounds Maintenance	\$122,000
Townhouse Snow Plowing	\$47,407
Townhouse Private Street Reserves	\$136,937
Total Townhouse Expenses	\$575,640

Single Family Detached Expense

Single Family Trash Removal	\$542,424
------------------------------------	------------------

Single Family Private Street Expense

Single Family Private Streets Snow Plowing	\$26,151
--------------------------------------------	----------

Single Family Private Street Reserves	\$67,446
---------------------------------------	----------

Sub-Total	\$93,597
------------------	-----------------

Courtyard Home Expense

Courtyard Homes Grounds Maintenance	\$166,152
--------------------------------------------	------------------

Hillside SF Home Expense

Hillside SF Homes Grounds Maintenance	\$250
----------------------------------------------	--------------

Villa Home Expense

Villa Town Homes Grounds Maintenance	\$5,616
---------------------------------------------	----------------

Demott & Silver TH Expense

Demott & Silver TH Grounds Maintenance	\$6,840
---------------------------------------------------	----------------

GRAND TOTAL LIMITED COMMON AREA EXPENSES	<u>\$1,390,519</u>
-------------------------------------------------	---------------------------

GRAND TOTAL ALL EXPENSES	<u>\$4,763,021</u>
---------------------------------	---------------------------

GRAND TOTAL INCOME	<u>\$4,763,021</u>
---------------------------	---------------------------

NET INCOME (LOSS)	<u>\$0</u>
--------------------------	-------------------

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, 2022, the association is projected to hold a combined \$3,896,854.59 in reserve accounts for common areas and private roads. Broadlands has budgeted 2022 reserve allocations to be in line with the Reserve Study recommendations of funding the reserves at a combined total of \$707,294 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.

FRIDAY, DEC. 3RD • 4:30 - 8:30PM • BROADLANDS NATURE CENTER



SANTA CLAUS IS COMING TO BROADLANDS

JOURNEY THROUGH A FESTIVE OUTDOOR SCAVENGER HUNT TO VISIT SANTA,
WITH TREATS, CRAFTS, COCOA, AND SURPRISES ALONG THE WAY!



Please park at the Southern Walk Pool lot and walk through the tunnel
to the Nature Center Parking Lot (21907 Claiborne Parkway).
The scavenger hunt and Santa visit will take place outdoors, so be sure to dress warmly!

Questions? Contact Victoria Galanos at victoria.galanos@gmail.com

HOLIDAY EVENTS AROUND TOWN...

December 3 Holiday Tree Lighting

6:00pm, Town Green, Leesburg, Leesburgva.gov

December 4 & 5 Holiday Fine Arts & Crafts Show

Various times, Ida Lee, Leesburg, Leesburgva.gov

December 4, 5, & 6 Christmas in Middleburg

The Town of Middleburg, Christmasinmiddleburg.org

December 4 9th Annual Tree Lighting at Oneloudoun

5:00pm-7:00pm, On the Plaza at One Loudoun, Oneloudoun.com

December 11 Annual Christmas & Holiday Parade

6:00pm, Leesburg, Leesburgva.gov

December 11 & 12 Christmas in Purcellville

Historic Downtown Purcellville, Purcellvilleva.gov

Now thru January 2 Light Displays through NOVA Parks

Various times, Novaparks.com

Now thru January 1 Winter Lights Walk

Various times, Purcellville, Franklinparkartscenter.org

Now thru January 2 Holiday Road

Various times, Morven Park, Leesburg, HolidayRoadUSA.com

Now thru January 22 Tinsel, Holiday Fun & Activities

Various times, 45425 Holiday Drive, Sterling, Tinselva.com

And Don't Forget About Our Own Broadlands Holiday Events

December 3 Santa's Coming to Broadlands Scavenger Hunt

4:30pm-8:30pm, Broadlands Nature Center grounds, Broadlandshoa.org/santa2021

December 4 Broadlands Annual Holiday Market

Dec 4, 12:00pm-3:00pm, Broadlands Nature Center grounds, Broadlandshoa.org/holidaymarket2021

SATURDAY, DECEMBER 4, 2021 🌰 12:00PM - 3:00PM

NATURE CENTER PARKING LOT



🌰 OUTDOOR WINTER MARKET 🌰

LOCAL ARTISANS · HOT COCOA · AND MORE!

Rain date: Sunday, December 5. Same time and location.



Follow us for event details:
BROADLANDSHOA.ORG/COMMUNITY-EVENTS

———— Vendors Sign-Up at broadlandshoa.org/holidaymarket2021 ————

P&M CONTRACTING

Your Local HandyMan Specialist

Honey-Do-Lists, Projects, & Much More!
Installation & Repair of Roofing,
Siding, Fencing, and Gutters!

Free Estimates

Contact Mike at 703-862-0415
 or Mike.Rosario@verizon.net

Broadlands Resident Since 1999 ♦ Class A License and Insurance

Lori Christ, CPA LLC

- ✓ Individual Tax Planning & Preparation
- ✓ Bookkeeping for Small Businesses
- ✓ Monthly Financial Statements
- ✓ Business Tax Consulting & Preparation
- ✓ Small Business Set up
- ✓ Sales Tax Returns, Payroll Tax Reports

Lori@LoriChristCPA.com ♦ 703-304-5173

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

Private Offices for Lease

(Starting at \$550/mo.)

Building Amenities Include:

Cafe (Breakfast/Lunch), Daily Janitorial Services,
 Multiple Conference Rooms, Training/Event Room,
 Multiple Kitchenettes, Fitness Center, Lounge Area,
 Free Parking & Free WIFI.

Dulles Executive Offices

44330 Mercure Circle
 Dulles, VA 20166

Less than 1 mile from Route 606 Exit/Dulles Toll Rd
 Walking distance to new Silver Line metro station
 (expected to open in February 2022)

Call us for a Tour today! - (703) 651-2566

www.Green-Stone-Properties.com

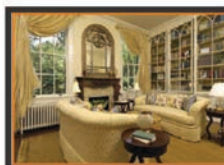
Comfort Cases Donation Drive Postponed to April 2022

Due to scheduling conflicts and COVID concerns with indoor activities, we have postponed our annual Comfort Cases donation drive to April 2022. This event will be a month long effort of collecting donations for children in foster care and will take place in conjunction with our annual Truck Show. More information to follow in the upcoming months. Businesses, Groups, and Sports Teams: check back to see how you can get involved! We potentially will allow booths for you to market your business/group/sport while also supporting Comfort Cases.

Questions? Or if you would like to get involved, please contact julie@broadlandshoa.com.



Northern Virginia Custom Painting Expert Since 1999



• Free Estimates

- Custom Interior/ Exterior Painting
- Faux Finishing
- Epoxy Garage Floor Coating
- Drywall Hanging/ Refinishing/ Water Damage Repair
- Tiling
- Cabinet refinishing
- Wallpaper Removal
- Interior & Exterior Carpentry Work
- Power Washing Decks & Homes
- Color Matching and Consulting
- Barn and Fence Painting/Metal Roof Coating

571-220-0749

www.Krispaintingservice.com

Licensed & Insured

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.

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 TOASTMASTERS

Holding Online Meetings. Please contact our VP of Membership, vpm-703053@toastmastersclubs.org, for the URL to join our meetings. Check our website, ashburn.toastmastersclubs.org/ for meetings calendar.

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 or call Sara Carlin at 703-723-3000.

BROADLANDS EVENTS COMMITTEE

The Events Committee will not meet in December. However, gear up for our next meeting on *Monday, January 24th in the Clubhouse*. We've got several some events planned for 2022 and will be bringing back a couple of beloved ones. For more information, email Natalie Ihanainen at events@broadlandshoa.com.

BROADLANDS LIVE! COMMITTEE

We will start planning 2022's another great concert series next year. In order for the series to be a success, the Committee needs volunteers. These concerts won't happen unless we have volunteers. For more info, email Jason at BroadlandsLive@broadlandshoa.com to inquire how you can volunteer.

CUB SCOUTS & SCOUTS - BSA

The Cub Scout program is designed for children grades KG-5, and Scouts BSA from grades 6-12. Troop 2970 (<http://troop2970.com>) meets Thursday afternoon/evening at Our Savior's Way Lutheran; Troop 1154 (<https://ashburntroop1154.trooptrack.com>) meets Thursday afternoon/evening at Eagle Ridge MS; Cub Scout Pack 1483 (Pack1483.org) meets at Hillside ES; and Cub Scout Pack 1484 (Pack1484.org) meets at Mill Run ES. To learn more about us, please visit BeAScout.org.

BROADLANDS MEN'S CLUB

Did you live your life like the comedian said, 'husbands don't have friends, they go with their wives to their wife's friends and hang out with other husbands!' Are you a widower and looking for others to hang out with? Go shoot pool? Talk sports? Golf outings? Poker Games? (Legally!) Watch sports and eat wings? Then shoot me an email, Robert Clark, rcw1962@gmail.com, and let's form this club! All welcome! All interests! A no-host group per se where various interests get together and hang out. Heck we probably already know a lot of each other so we just need the right "push"!

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, visit BroadlandsNaturally.org.

GIRL SCOUTS

Girl Scouts provides leadership training through STEM, outdoor experiences, skills badges, community service and entrepreneurship. For more information, please visit 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.

MOMS CLUB OF ASHBURN

MOMS Club stands for Moms Offering Moms Support. Ashburn resident moms that organize events for us and our young kids. For more info, please contact Kirsten Barger at miller.kir@gmail.com or ashburnmomsclub@yahoo.com.

MOMS IN PRAYER - BRIAR WOODS

Briar Woods moms are invited to join us to pray for our children and staff at our high school. We currently meet virtually and in person on Thursdays, early evenings, during the school year. Please contact Catherine for more information at 703-598-4708.

MOMS IN PRAYER - EAGLE RIDGE

Eagle Ridge moms are invited to join us to pray for our children and the staff at the school. We can be flexible on meeting days and times. Please contact Becky for more information at 505-225-2451.

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.

PRE-TEEN AND TEEN ASPERGER'S SOCIAL SKILLS GROUP

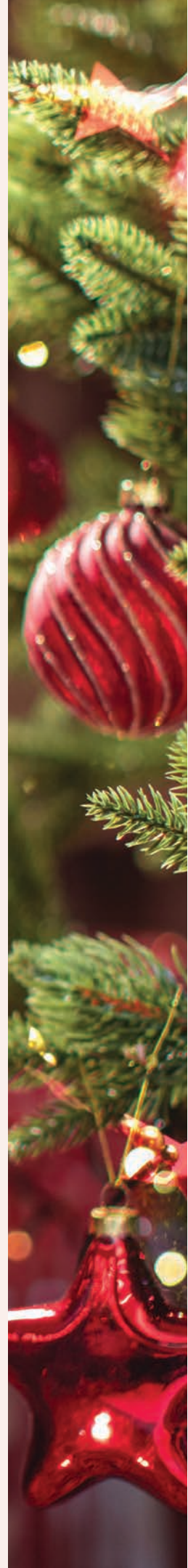
Run by Dr. Michael Oberschneider and Dr. Douglas Lipp. Group members work on coping and social skills development with Dr. Oberschneider. Dr. Lipp runs a parent group simultaneously that addresses various topics on parenting children and teens with Asperger's disorder. For more info, we invite you to 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. Currently we are meeting remotely via Zoom on the first and third Thursdays of the month. We love visitors and welcome them. Please email us at ashburnrotary@gmail.com if you would like the link for the meetings.

BROADLANDS TECHNOLOGY COMMITTEE

We meet the third Wednesday of every other month virtually at 7:30pm (Jan, Mar, May, July, Sept, Nov). For more info, visit broadlandshoa.org/technology-committee. Meetings are open to all residents. Currently we are meeting virtually.





Identity Theft

Submitted by: Joseph E. Nestro of the United States Postal Inspection Service

In 2017, nearly 16.7 million people had their identities stolen by thieves who unlawfully access their personal and financial information. Once your personal information is in the hands of a scammer, you could lose your money, your good credit ratings, and your overall financial health.

Protect Yourself

Follow and share these tips to protect yourself and others against identity theft.

Never share personal information

Don't give your personal identifying information such as name, date of birth, Social Security number, mother's maiden name, credit card number, or bank PIN code with someone you don't know and don't trust.

Deposit outgoing mail before collection time

Deposit outgoing mail into USPS® Blue Collection Boxes before the last collection time or at your local post office.

Sign credit cards immediately

Sign new credit cards right when you get them—before someone else does. If you applied for a card and didn't receive it when expected, call the financial institution.

Monitor credit card expiration dates

Closely monitor the expiration dates on your credit cards and contact the issuer if you don't receive a replacement prior to the expiration date.

Review credit reports

Keep track of your credit and check your credit reports annually.

Don't share personal information

Never give personal information over the phone or Internet unless you initiated the contact and you are sure the company is legitimate.

Leave your Social Security card at home

Never carry your Social Security card or birth certificate with you.

Identity Theft is America's Fastest Growing Crime

Report a Crime

Are you a victim or have you witnessed a mail-related crime? Alert Postal Inspectors to the problem and prevent others from being victimized.





AVFRD December News

Santa is coming to town on December 3rd & 4th! Ashburn Station #6. Santa will be coming to town again this year and thanks to the AVFRD, he will be riding around on top of a fire truck so his reindeers can rest up for Christmas. Please visit ashburnfirerescue.org/event/santa-claus-is-coming-to-town/ for details and route.

Christmas Trees and Wreaths - Station 6, Ashburn Road: our annual Christmas tree Sale at the Firehouse is already well under way. Hurry and select the tree of your choice; we anticipate selling out early as supplies are limited this year.

Christmas Ornaments: some are still available for last-minute gift giving or a keepsake for yourself. For more information and how to order, visit ashburnfirerescue.org/go/2021-ornament/.

Pancake Breakfast on Sunday, December 12th, 7:00-9:00pm: after almost two years, we're back! Please join us at our Holiday Pancake Breakfast! More information about the event can be found here at ashburnfirerescue.org/news-events/pancake-breakfast/.

Come Play Virtual Holiday BINGO with us on Sunday, December 12th, 4:00-6:00pm: this Zoom event is free but donations are greatly appreciated! Registration is required. For more information and how to register, please visit: ashburnfirerescue.org/go/bingo.

Save the Date For:
"Chilly Days Chili Fundraiser" at Old Ox Brewery: Saturday, Jan 22nd, 2022, 12:00-4:00pm: this is not a ticketed event, however a donation at the door is encouraged. There will be at least 8 different local venues supplying free samples of their chili. Visit our website for updates: ashburnfirerescue.org/events

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	800-222-1222
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
Towing (Battlefield Towing)	703-378-0059
Trash Pickup (Patriot Disposal)	1-703-257-7100

Southern Walk HOA – Verizon FiOs Gigabit Internet Contract:

Billing – Laura Marshall, FirstService Residential, laura.marshall@fsresidential.com	571-234-5475
Verizon Activation (SWHOA Only)	1-800-501-1172
Verizon FiOS Bulk Technical Support 24x7.....	1-888-553-1555
SWHOA FiOS Contract General Information	SWHOA.COM

PUBLIC INFORMATION

Animal Control/Shelter.....	703-777-0406
Building Permits & Dev.....	703-777-0220
County Landfill	703-771-5500
DMV (VA).....	800-435-5137
Health Department.....	703-777-0236
Library (Ashburn).....	703-737-8100
Loudoun Ride On	703-771-5665
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
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

ARTS/MUSIC

VIRTUAL PIANO LESSONS:

Loudoun County Piano Teacher providing on-line (Zoom) piano lessons. Professional teacher and musician with 20+ years teaching experience. Please call or text 410-971-0955. Annual Recital, Local Piano Festivals, and National Guild participation optional. \$25 for 30 minutes. No long-term contract required.

PIANO TUNING:

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

TUTORING & PRESCHOOL

MATH RESCUE 911:

We offer tutoring in Pre-algebra, Algebra I & II, Geometry, Trigonometry, Pre-Calculus, and Calculus. We also offer SAT, and ACT prep. Tutor at your home or at the library. May also do sessions on Zoom. Reasonable rates. Call or text Vincent Chu at (571) 379-3074; email is vchu_911@yahoo.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 installation and repair of Roofing,

Siding, fencing 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.

MARKETPLACE

MARY KAY:

Gift-giving concierge service. 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! For information, contact Deborah at marykay.com/dleben, DeborahLebenMK@gmail.com or 703-217-4583.



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.
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. 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 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.

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.

Go Paperless

Go Paperless and Opt Out of hard copies of this monthly newsletter. If you would like to receive electronic copies only of this newsletter, please email OptOut@broadlandshoa.com and be sure to include your property address. You will no longer be mailed a hard copy, but will be emailed a link to the online version. This option saves money and valuable natural resources such as trees. We encourage all residents to enroll in paperless newsletters.

Broadlands Community Info . . .

BROADLANDS ASSOCIATION, INC.

21907 Claiborne Parkway Broadlands, Virginia 20148

Main: 703-729-9704

broadlandshoa.org

HOA & Nature Center Office Hours:

Closed to walk-ins due to COVID-19

General Mailbox: info@broadlandshoa.com

Nature Center Hours: Suspended due to COVID-19/Coronavirus.

ASSESSMENT INFORMATION OFFICE

FirstService Residential: Payments and Resale Docs

Assessments: 703-385-1133 Fax: 703-591-5785

fsresidential.com ♦ ar.dcmetro@fsresidential.com

Mail Payments To:

FirstService Residential P.O. Box 30403 Tampa, FL 33630-3403

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 & Resident Services Director:

Stassa Collins ♦ stassacollins@broadlandshoa.com

Modifications and Resale Manager:

Robin Crews ♦ rcrews@broadlandshoa.com

Community Outreach Coordinator, Pool Liaison:

Julie Holstein ♦ julie@broadlandshoa.com

Reception: Joanne Hang ♦ joannehang@broadlandshoa.com

Administrative Specialist: Amy Streater ♦ amy@broadlandshoa.com

BOARD OF DIRECTORS

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

Vice President:

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

Secretary/Treasurer:

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

Directors:

Eric Bazerghi ♦ 571-207-6505

Kay Dillon ♦ 703-405-4750

John Gallagher ♦ 703-927-6319

Cliff Keirce ♦ 703-729-7320

William Kolster ♦ 703-858-2459

Tania Marceau ♦ 571-331-4381

COMMITTEES

Broadlands Live Concerts:

Jason Pualoa ♦ broadlandslive@broadlandshoa.com

Conservation Landscape:

Oya Simpson ♦ osimpson@broadlandsnaturally.org, 703-725-8040*see Clubs & Groups

Events: Natalie Ihanainen ♦ events@broadlandshoa.com

*see Clubs & Groups

Swim Team: broadlandsswimteam.org

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

Tennis: Open ♦

Advertising Directory

EDUCATION

Primrose School at Broadlands 28

HEALTH

Ashburn Allergy 27

HOME SERVICES

Augustine Roofing 2

Kris' Painting Service, Inc.20

Looney's Tile & Grout Restoration 2

P&M Contracting20

S&K Roofing, Siding & Windows 2

Zampiello Paint Contractors, Inc.27

PETS

Stream Valley Veterinary Hospital27

Wild Birds Unlimited28

PROFESSIONAL SERVICES

Lori Christ CPA, LLC20

REAL ESTATE

Always Ask Alison, Pearson Smith28

Green Stone Properties20



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)

INSIDE PLACEMENTS:

	PRICE Month to Month	PRICE 6+ Months Prepaid Discount	PRICE 12+ Months Prepaid Discount
• Eighth Page (3.75" wide x 2.41" tall)	\$125	\$100	\$75
• Quarter Page (3.75" wide x 5.00" tall)	\$225	\$215	\$200
• Half Page	\$430	\$400	\$375
Horizontal: 7.66" wide x 5.00" tall Vertical: 3.75" wide x 10.16" tall			
• Full Page	\$1000	\$900	\$850
7.66" wide x 10.16" tall			

INSIDE COVER PLACEMENTS (Contact for Availability):

• Quarter Page (3.75" wide x 5.00" tall)	\$250	\$225	\$210
• Half Page	\$450	\$425	\$400
Horizontal: 7.66" wide x 5.00" tall Vertical: 3.75" wide x 10.16" tall			
• Full Page	\$1050	\$950	\$900
7.66" wide x 10.16" tall			

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
Horizontal: 7.66" wide x 5.00" tall			
• Full Page	\$1050	\$950	\$900
7.66" wide x 7.50" tall or 8.50" wide x 8.25" tall			

SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

- Visit our website at broadlandshoa.org/newsletter to obtain an Insertion Order Form and email to ads@broadlandshoa.com or mail to Broadlands Association, Inc.
- Email camera ready ad in PDF format to 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

703-729-9704 • broadlandshoa.org • ads@broadlandshoa.com



Your Neighborhood Full-Service Veterinary Hospital

*"All pets deserve Concierge Care.
We have been the other family doctor for many
local families spanning 20 years! We can assure
your pet is not just a figure on a balance sheet."*

- Mary A. Corey, D.V.M.

Preventive & Diagnostic Medicine

• Surgery & Dentistry • Obedience Classes •
Boarding • Doggie Daycare • Professional Grooming

Emergencies

Pet emergency?
Let us triage and
treat or stabilize!

Behavior Consultations

Listening troubles?
We'll "Better the Bond"
by helping solve any
behavior issues.

Exotic Care

Furry, feathered or
scaled pet not
feeling well? We will
be their doctor too.



Hours of Operation

Monday - Friday: 7 AM - 7 PM

Saturday: 8 AM - 3 PM

Sunday (boarder pick up only): 5 PM - 7 PM

Modern Medicine • Hometown Hospitality

**Stream Valley
Veterinary Hospital**



We're just a few feet away!



703.723.1017

42902 Waxpool Road
Ashburn, Virginia 20148
www.streamvalleyvet.com

Follow us!



@streamvalleyvet



Itchy skin Eczema Hives
Pet Allergy Asthma
Sneezing Drug Allergy
Food allergies Recurrent Infections

We are super excited to announce that Ashburn Allergy is open and accepting new patients of all ages. Dr. Yoon has 18 years of experience with the last 8 years practicing in the Metro DC area. He started his own practice, Ashburn Allergy in April 2018.

CALL NOW TO SCHEDULE YOUR APPOINTMENT!



Jiun Yoon, MD FACP FAAAAI
BOARD CERTIFIED, ALLERGY AND IMMUNOLOGY

(571) 246-6323

20955 Professional Plz Ste 300
Ashburn, VA 20147

www.ashburnallergy.com

Zampiello PAINT

Contractors, Inc.

"Quality Home Services Since 1992"

**Painting your neighborhood
one home at a time**



Interior Painting • Exterior Painting
Rotten Wood Repair • Siding Cleaning
Deck Cleaning • Crown/Chair Rail Install
Drywall Repair • Wallpaper Removal

Call or visit us today!

703-263-1000

zampiellopaint.com

License & Insured
VA 270533961A



14107 Mariah Court • Chantilly, VA 20151

BROADLANDS

21907 Claiborne Parkway
Broadlands, VA 20148

Fall Registration Happening Now!

SCHEDULE YOUR TOUR TODAY!

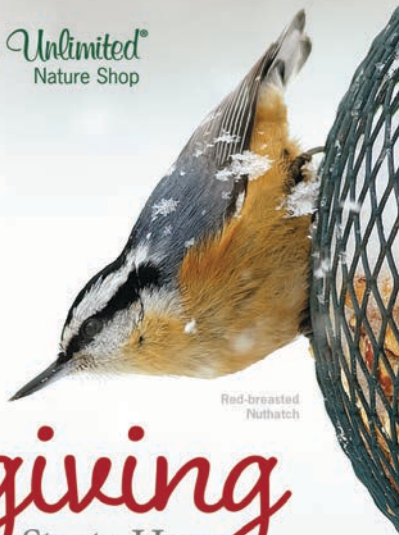
Accredited programs for infants through kindergarten and after-school.



Primrose School of Ashburn

ASHBURN NORTH: 44830 Lakeview Overlook Plaza | 703.724.9050 | PrimroseAshburn.com
BROADLANDS: 21367 Shale Ridge Court | 703.724.4200 | PrimroseBroadlands.com

Each Primrose School is a privately owned and operated franchise. © 2021 Primrose School Franchising SPC, LLC. All Rights Reserved.



Red-breasted
Nuthatch

Gift-giving Starts Here

Begin your gift-giving season with us!

Browse our selection of unique bird feeders, nature-themed products, candles, art and more. Gift cards are also available!

44110 Ashburn Shopping Plz, Unit 174,
Ashburn, VA 20147

(703) 687-4020 • www.wbu.com/ashburn

BIRD FOOD • FEEDERS • GARDEN ACCENTS • UNIQUE GIFTS



Market is HOT in Broadlands!

Multiple Offers - \$75K Over List Price!



Trusted - Respected - Connected

Alison Mooney REALTOR®



"I promise to provide you
with unparalleled care and
attention for all of your
real estate needs."



Proud to be part of the
Broadlands area community
for 21 years!

703-585-0733

ALISONMOONEY.com

askalison@alisonmooney.com

43777 Central Station Drive | Suite 390 | Ashburn, VA 20147 | 571-386-1075

