

BROADLANDS HOA VS. SOUTHERN WALK HOA

What are the differences and why are there two HOAs?

Southern Walk is a sub-association of Broadlands. The easiest way to distinguish between the Broadlands and Southern Walk HOA is that all of Southern Walk is located in the southern portion of Broadlands, South of Waxpool Drive (with the exception of Broadlands Station, Park Glen Villas, and the Condos, to the east of Claiborne Parkway). If you live in Southern Walk, you are automatically a member of two HOA's. Because all Southern Walk homes are part of Broadlands Association, Inc., the Broadlands HOA office and FirstService Residential frequently receives inquiries from residents regarding their Southern Walk accounts or telecommunications-related inquiries; however, any questions relating to Southern Walk must be handled through the Southern Walk HOA. There are frequent misunderstandings regarding the roles of each HOA, so the purpose of the information below is to discuss these differences.

Broadlands Association, Inc., established in 1995, is currently comprised of approximately 3,800 units, which includes single family units, townhomes, villas, condominiums, and apartments. ***The purpose of the Broadlands Association is to provide for the upkeep for all of the Common Areas, which includes three pools, the Nature Center, Community Center, Clubhouse, Fitness Center, Stone House, tennis courts, basketball courts, tot lots, bridges and tunnels, nature trails, mutt mitt stations, private roads and sidewalks, and Covenants enforcement of all Broadlands townhome and single-family residences, including Southern Walk.*** Contracts are in place via Broadlands for maintaining items such as the grounds, ponds, pools, buildings, streets and sidewalks, lighting, trees, financial management, security, and snow plowing. Broadlands produces the monthly newsletter, maintains the www.broadlandshoa.org website, publishes the Broadlands Blast email, and maintains and distributes notices via the Broadlands app, (available on GooglePlay and iTunes). The Broadlands HOA committees and staff organize all of the events ranging from the Broadlands Live Concert Series, Halloween events, and Visit With Santa to name a few. The HOA staff is comprised entirely of employees of Broadlands Association. All of the 3,800 units are members of the Broadlands Association and are required to pay assessments to cover the \$100M+ in assets owned by the association.

Southern Walk at Broadlands Homeowners Association, established in 2001, (known by many as the SWHOA) consists of 1,112 units located in the southern section of Broadlands. Related to Article IV of the Articles of Incorporation for Southern Walk at Broadlands Homeowners Association, ***the specific purpose of this association is to provide for the installation and maintenance of a private utility system within the Property.*** In more concrete terms, this means the association was originally established to originate and oversee the telecommunications contract with OpenBand to provide phone, cable television, and broadband internet to the 1,112 residences in the Southern Walk. However, in 2015 this contract was amended, with an option to purchase the exclusivity provisions of a blanket telecommunications easement covering the entire Southern Walk, that was granted to OpenBand at Broadlands in 2001. Subsequently, the resident-elected Southern Walk Board of Directors collected fees from the 1,112 residents to pay OpenBand the "Exclusivity Option Price." In 2018, in order to bring a third-party provider into the neighborhood, the Southern Walk Board of Directors signed a contract with Verizon, to establish a contract for broadband internet service to the 1,112 residents of the Southern Walk. In July 2018, the Option Price was paid to OpenBand. In September 2018, the Easement to Verizon was granted by both Broadlands Association, as the "Master" Association, and owner of real property, and the Southern Walk Association. In October 2018, Verizon construction commenced.

If you own a home in Southern Walk, you are automatically a member of **two separate associations**. The master association is Broadlands Association, whose responsibilities are outlined above. The Southern Walk HOA sub-association does not oversee any of the common areas, facilities, contractors, or employees for Broadlands. Southern Walk is governed by a separate Board of Directors and has a separate Community Manager.

Broadlands residents are welcome to contact the Broadlands HOA office for any issues concerning the roles of the Broadlands Association, as outlined above. Southern Walk-related telecommunications questions should be directed to the Southern Walk FirstService Residential Community Manager or to the Southern Walk Board of Directors, whose contact information may be found at: <https://www.broadlandshoa.org/contact-us/southern-walk-hoa/>. If your question is about Verizon FiOS in the Southern Walk please visit www.swhoab.com. For questions regarding Southern Walk fees, or schedules of upcoming Southern Walk Board meetings, please contact the First Service Southern Walk Community Contact, Laura Marshall at 703-385-1133 or email laura.marshall@fsresidential.com. Coincidentally, First Service Residential manages HOA payments for both Broadlands Association and Southern Walk HOA. Your Broadlands account will start with the letters BO and your Southern Walk account will begin with the letters SU and must be paid separately.

Since the Southern Walk Articles of Incorporation reference the relationship between the two associations, the Broadlands Association allows the Southern Walk Association to conduct business using some Broadlands facilities, such as use of the HOA internet forums to post meeting notices and other important information in the Southern Walk Announcements section, space to publish news in the Broadlands Monthly Newsletter, Broadlands Blast, updates via the Broadlands App, and use of the Community Center for Board of Director Business meetings and the Southern Walk Annual meeting.