



SEPTEMBER 2022

**Get Ready For a Bark Inducing,  
Wagging Tail of a Time at the  
Pooch Pool Party on September  
10th!**

*See page 13 for more information*

*Our Neck of the Woods*  
**BROADLANDS**  
*Official Newsletter of the Broadlands Homeowners Association*



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# BROADLANDS



Cover and this photo courtesy of Julie Holstein

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## Board of Directors Upcoming Virtual Meeting Tuesday, September 13th - 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 August 9th Meeting Highlights

- Approved the minutes of June 14<sup>th</sup> and July 12<sup>th</sup>, 2022 meetings
- Directed management to bid out the landscape management contract
- Discussed the results of the Communications Survey
- Approved the proposed amended Design Guidelines for Tree Houses
- Approved a change order to the proposal from Kastle Systems for the camera system at the Southern Walk pool
- Approved an Eagle Scout project to construct recycling bins for the pools
- Approved a proposal from Fairfax Paving & Concrete for asphalt trail repairs
- Authorized an allowance for management to approve concrete repairs and fire lane repainting
- Held eight hearing and implemented 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.*

# SEPTEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2 College Colors Day Broadlands Live! 5:00pm - HP	3 International Bacon Day
4 Grandparents Day	5 Labor Day HOA Offices Closed for Labor Day Last Day of Pool Season	6 Read a Book Day	7 Modification Subcommittee Meeting 7:00pm - Virtual	8 International Literacy Day Events Committee Meeting 6:00pm - CH	9 Star Trek Day Newsletter submissions due - 12:00pm	10 Pooch Pool Party 9:00am - SBP
11	12 Hyde Park Community Meeting 7:00pm - ERMS	13 HOA Board Meeting 6:00pm - Virtual	14 Modification Subcommittee Submissions Due 12:00pm - NC	15	16 LCPS Student/Staff Holiday	17
18 National Cheeseburger Day	19	20	21 International Day of Peace Modification Subcommittee Meeting 7:00pm - Virtual Tech Committee Meeting 7:30pm - NC	22 Autumnal Equinox	23	24
25 Start of Rosh Hashana	26 SWHOA Board Meeting 7:00pm - Virtual	27 National Voter Registration Day National Milk Chocolate Day	28 Modification Subcommittee Submissions Due 12:00pm - NC	29 National Coffee Day	30	 EQUAL HOUSING OPPORTUNITY

Key: CH=Clubhouse; NC=Nature Center; HP=Hillside Park; SBP=Summerbrooke Pool



# Communication

In second quarter of this year, in an effort to determine the future of this newsletter publication as well as to gauge the efficacy of our various communication tools, Broadlands generated a communications survey.

The survey was relatively basic, with 3 multiple choice questions that also allowed for comments and one open ended question allowing respondents to submit any additional statements they'd like to make. We received 218 responses.

First, let's review question one: Broadlands offers many forms of communications. Which forms of communication do you use? A combined 86% of respondents read this publication either by hard copy mailed or soft copy emailed, meaning that the newsletter is the primary and preferred way that residents read

information about the community.

64% read the weekly email blast, followed by 56% utilizing the website. Lesser used were the Facebook pages, website forums, marquee message boards, smartphone app, and finally, the Instagram accounts. So I'm happy to share that this publication will remain as our primary source of communication and

we will work to publish quality and relevant content. Many people were not aware of the app and/or did not realize that we send out text notifications using the app, which include reminders about upcoming events, pool closures, or other urgent items. The app was first released in 2017 and was recently updated. If you have not already downloaded it, please search Broadlands HOA in your app store.

Question two was a bit more open ended, reading: In the recent past, have you been satisfied with the communication methods implemented by the HOA? While the intent of this question was to target feedback on the methods we use to communicate, the feedback we received often related to the information that has (or has not) been communicated. This is still good information and we learned much from it. As far as the quality of our communication tools, we received comments that ranged from "keep the newsletter, in

some form. It keeps the community informed," to "the newsletter has always been a complete waste of money and paper."

Question three requested feedback about the funds allocated to publish the newsletter. Printing and mailing of the publication is a large expense which can be cut significantly by moving to a fully electronic publication. While we haven't finalized yet whether we will take this route, we know this is a greener route and we have been encouraging residents to take this option for several years via our opt-out program. We are investigating the impact it would have on our advertisers as well as software that provides an optimized viewing experience.

Question four got interesting, allowing respondents to provide any further comments they wanted to pass along. We received feedback about the proposed Hyde

Park annexation, violations, pools, traffic, streetlights, and more. A summary of these comments and our responses will be available on our website, [Broadlandshoa.org](http://Broadlandshoa.org).

Thank you to those who completed the survey, we truly value your input and have identified areas that we can improve our content. We have eight forms of routine

communication, including all those mentioned in the survey as well as the a-frame signacades that are placed in the medians for certain events or projects.

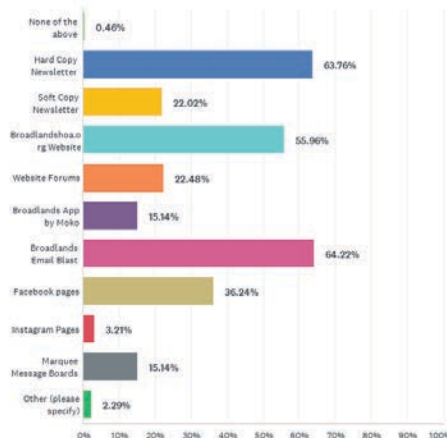
If you'd like to speak to us directly, you can reach the staff quickly and easily by phone or email at 703-729-9704 or [info@broadlandshoa.com](mailto:info@broadlandshoa.com). If you'd like to address the Board, our monthly meetings are held on the second Tuesday of each month at 6:00pm as they have been for two decades. Meetings are currently being held virtually and we are exploring hybrid, with the options of returning to in person while still offering residents to attend virtually.

We hope to see or hear from you soon.

*Sarah*

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

Q1 Broadlands offers many forms of communications. Which forms of communication do you use? Please check all that apply.





## 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](mailto: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](mailto:rcrews@broadlandshoa.com).* Applications must be submitted by noon on the Wednesday before the meeting by emailing them to [rcrews@broadlandshoa.com](mailto: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](http://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](mailto: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
August 31st .....	September 7th
September 14th .....	September 21st
September 28th .....	October 5th
October 12th .....	October 19th
November 9th .....	November 16th

*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](http://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](mailto:rcrews@broadlandshoa.com).





## Our 3rd-5th Graders' Halloween Party Needs Your Help!

We are starting to organize and plan for our annual Monster Mash party for our 3rd-5th grade residents and we need volunteers to help with the following:

- Planning & setting up decorations
- Selecting and scheduling rides, games, and prizes
- Ordering & purchasing food and candy
- Managing setup on the day of the event



The event will take place on Friday October 21st from 6:00pm - 8:00pm at the Broadlands Community Center.

**This is a very popular event that is a fun 'parent-free' time for our young ones, so please help us make it a success!**

*Please reach out to Jen Siegel at [syrena1313@yahoo.com](mailto:syrena1313@yahoo.com) if you can help lend a hand.*

## First Day of School Photos

**Got some great pics of your kids on their first day of school?**

Send them in for publication in Our Neck of the Woods, Broadlands HOA's official newsletter.

*Please email photos to [natalie@broadlandshoa.com](mailto:natalie@broadlandshoa.com) by close of business, 5:00pm, Friday, September 9th.*

We look forward to seeing all our young residents' photos!



## 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](http://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 through 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](mailto: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.



## Broadlands Annual Holiday Market is Seeking Vendors

Broadlands 5th Annual Craft Fair, the Holiday Market, takes place on Saturday, December 10, 2022! We are looking for crafters and vendors to showcase their wares.

Do you make art, knit, paint, bake, bead, woodwork, or have another unique hobby with products that people want? Then the Holiday Market wants you!

The market is scheduled from 12:00pm - 3:00pm in the Nature Center parking lot. Register at [broadlandshoa.org/holidaymarket2022](http://broadlandshoa.org/holidaymarket2022). Registration opens on September 15th. **Please email Erin Stevenson, [erins1822@gmail.com](mailto:erins1822@gmail.com) with any questions.**

## Tote Painting Event October 30th

Come out to the Community Center on October 30th to paint and turn a canvas tote into a work of art. At this craft event, a local artist will teach participants how to paint a design on a tote bag to keep or give as a gift.

Sign-ups start October 1st. More information about signing up to come via the Broadlands Blasts and on the HOA website. This event is for participants 14 years of age and older.

## Will There Be a Santa Scavenger Hunt This Year?

The Events Committee is seeking an event lead for the Polar Express Santa Scavenger Hunt. The Committee is looking for a high energy team leader with great team and organizational skills.

If this is a project you would like to take on, reach out to [events@broadlandshoa.com](mailto:events@broadlandshoa.com).

Tentatively the event will be scheduled for Saturday, December 3rd from 4:00pm - 8:00pm at the Broadlands Nature Center.

## September Covenants Corner

### We hope all our residents had a wonderful summer

This time of year is very busy with family, friends, cookouts and of course, vacations. Air temperatures are hot and humid with very little to no rain. Usually the grass in your yards turns brown and stops growing to give you a welcome relief from yard work. By the time your vacation begins, you can walk away without worrying about yard work. This summer though has been an exceptional one with just the right amount of rain and cooler temperatures creating just the perfect conditions for your lawns to continue to grow and grow and grow. We truly appreciate how so many of you have kept up with the additional yard work caused by the weather.

On the other hand, we have those homeowners that think regardless of the weather, everything is just fine. While away for a month or two they forget that their property needs to continue to be maintained. While out of town, please make arrangements for a lawn service or somebody to mow your lawn so it does not grow out of control while you are away. You will definitely make your neighbors happy as well as contribute to the overall appearance of the community in addition to not being a giveaway to thieves that your home is vacant. Thank you in advance, for being considerate of your neighbors.

*For the remainder of the season, we will continue to watch over the lawns as well as look for exterior issues such as the painting of exterior trim and shutters; the staining of mailbox posts and painting of mailboxes; and the low hanging limbs over sidewalk and street signs.*

If needed, do not hesitate to contact us at 703-520-9903, option 2.

*We are here to help keep your community up to the standards Broadlands is known for throughout the county.*

Thank you, Suzan

*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.*



## Recognize Our Courageous Veterans!

Is there a veteran that you would like to honor for Veterans Day this year? If so, submit a photo of that veteran along with a message about them to [natalie@broadlandshoa.com](mailto:natalie@broadlandshoa.com) by Monday, October 10th for inclusion in the November newsletter.

## Residents Must Apply for Tree Removal

It has been reported that tree companies are driving through Broadlands looking for trees to remove from resident properties claiming that their company was referenced on the HOA website as an approved company for executing tree removal. The HOA does not endorse or give blanket approval for tree removal companies. Approval is required to remove any tree either dead or alive whose trunk measures 4" or more in diameter when measured at the height of 4' from the ground. Please review the guidelines at [broadlandshoa.org/design-guidelines](http://broadlandshoa.org/design-guidelines). *Please be aware removing trees or underbrush from common areas is prohibited.*

## Thank you, Back to School Middle School Pool Party Volunteers!

Led by fearless leader Jenny Ehlert, thank you to all of you that volunteered at the Back to School Middle School Pool Party. The Events Committee members: Cari Allen, Alla Doroshkevych Katrina Smith and the parent volunteers went above and beyond to ensure that our middle school residents and their friends had a great time. Without this community effort, the party wouldn't have been the success it was...thank you!

## Broadlands Fitness Center

Broadlands Residents are invited to join the Broadlands Fitness Center located at 43360 Rickenbacker Square.

The Fitness Center includes: 5 treadmills, 4 elliptical, 5 strength machines, 2 stationary bikes, 2 multifunctional weight trainers, and a row machine.

Access fobs are \$25 each. Tenants, make sure you have an AOS on file from the owner of the property granting you access to the fitness center. Hours of operation are from 5:00am to 11:00pm, 7 days a week.

Children ages 13-17 must be accompanied by an adult fob holder. No children under the age of 13 are permitted at any time in the building. Please refer to [Broadlandshoa.org/fitness-center](http://Broadlandshoa.org/fitness-center) to review the application process and rules.



## 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.



# SWHOA September News

**Southern Walk Upcoming Virtual Via Google Meeting**

**Monday, September 26th - 7:00pm**

**Southern Walk HOA Board of Directors**

**Meetings:** Monthly meetings are held virtually on the fourth Monday of the month at 7:00pm. On a quarterly basis the meetings are held in person at the Community Center. Residents are welcome to observe the public portion of meetings and to address the Board during the "Homeowner Forum" section of the meeting.

**The Future of SWHOA Committee Meetings:**

Monthly meetings are held virtually on the second Monday from 7:30pm to 8:30pm. Residents are welcome to observe the public portion of meetings and to address the Committee during the "Homeowner Forum" section of the meeting.

Visit the Southern Walk website at [swhoab.com](http://swhoab.com) to learn more about the Southern Walk Association. Virtual meeting information is emailed to all registered homeowners. To receive Southern Walk emails, including virtual meeting information please visit <https://southernwalk.connectresident.com/>.

## SWHOA Board of Directors July 2022 Meeting Highlights

- Approved the minutes of June 27<sup>th</sup> 2022 meeting
- Reviewed & discussed updates from the Future SWHOA Committee
- Reviewed monthly financials and delinquencies
- Held hearings for delinquent owners

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>.

2022 SWHOA Assessments remain the same at \$80 per month. *If you pay by paper check, money order, or online bill pay through your bank, you will be required to update your payments to the following address:*

Southern Walk at Broadlands HOA  
c/o FirstService Residential  
PO Box 30403  
Tampa, FL 33630-3403

# Your September Check List

**Submitted by Jennifer Snodgrass, Home Organizer & Owner of The Styled Sort LLC**

September always feels like the start of a new year for me. The new school year has started and a new season is about to begin. And after a fun summer, we are getting back into our normal routines. It's a great time to reset and get organized.

## Here are three easy things to tackle in September:

1. Set your kids up for success with a clutter free & calm homework station. Designate a spot in your home for them and be sure to include the supplies they may need.
2. Put away the seasonal items you won't be using until next year. This includes beach gear, the pool bag and other summer items. It's also a good time to go through your kids' seasonal sports equipment. Donate anything that no longer fits and is in good condition.
3. Get your front porch "fall" ready. Give it a good scrub, a new welcome mat and some fun fall decor.

Wishing you a great start to the school year and a wonderful fall season!

*If you would like more paper management tips, please reach out to me at [jenn@thestyledsort.com](mailto:jenn@thestyledsort.com).*





# SEASON 18!

## Free Summer Concert Series

Hillside Park 🎵 43051 Waxpool Road

Two Shows 🌟 August 5th & September 2nd 🌟 5:00pm-9:30pm



2022  
LINE UP

### AUGUST 5th

5:30: The Melodies - a capella

6:45: Scott Kurt & Memphis 59 - Southern by way of the Rust Belt, Scott Kurt's unique brand of country music blends the old school outlaw grit with elements of guitar-driven rock.

### SEPTEMBER 2nd

5:30: Ache Harvest - Alternative rock

6:45: The Reflex - Born in 2000 but forged in the neon of the most decadent of decades, The Reflex is the Ultimate 80s Tribute Band. Excessive hairspray and large boombox not included...

**BROADLANDS LIVE! SUMMER CONCERT SERIES** offers the enjoyment of listening to cool tunes in our very own natural amphitheater. Bring your dancing shoes and enjoy the awesome vibes of all the performers! In addition, there will be face painters and balloon animals starting at 5:00pm! Come ready to picnic with food available for purchase from local food trucks. Your own personal picnic is allowed but our vendors make your evening that much easier for a no fuss night of fun.

**BYOB, BUT PLEASE LEAVE THE GLASS BOTTLES AND DRINK WARE AT HOME.** All alcohol must be consumed in the beer garden.

**WHETHER YOU ARE 21 OR 81, YOU MUST SHOW ID FOR A WRISTBAND... NO EXCEPTIONS!**

Don't forget your blankets & folding chairs to enjoy a fantastic evening of music, food and fun! This event is for Broadlands residents and their guests.

**NO PETS ALLOWED** • **NO SOLICITING**  
Follow us on Facebook. Be sure to check out the fun photos on Instagram @Broadlandslive



VISIT [BROADLANDSLIVE.COM](http://BROADLANDSLIVE.COM)

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# HYDE PARK

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Home Services, Inc.



# SPOTTED LANTERNFLY IN VA HELP SLOW THE SPREAD!

Squash it! Take a Picture! Report it at [loudoun.gov/spottedlanternfly](http://loudoun.gov/spottedlanternfly)



**EGGS**  
(December-May)  
Size: About 1.5" long



**BLACK AND WHITE NYMPH**  
(May-August)  
Size: 4mm up to 3/8" long



**RED, BLACK AND WHITE NYMPH**  
(July-August)  
Size: 7/8" long or 12mm



**ADULT**  
(July-December)  
Size: About 1" long

## Spotted Lanternfly Found in Loudoun; Residents Encouraged to Help Slow the Spread of the Invasive Insect

Submitted by: Loudoun County Public Affairs Office

Loudoun County officials say the invasive species of insect known as the spotted lanternfly has been found in Loudoun County, signaling a new stage in efforts to slow the spread of the pest that can damage agricultural crops and more than 100 other plants and trees.

Over the past few years, the invasive insect has been detected in Pennsylvania and in parts of Virginia, including Winchester, Charlottesville, and Prince William County. Virginia officials who have been tracking the spotted lanternfly for more than four years anticipated the pest would spread into other communities, including Loudoun.

### How to Help Slow the Spread

Slowing the spread of the insect in Loudoun will require the efforts of everyone in the community. Anyone who sees spotted lanternflies in Loudoun is encouraged to take the following actions to help slow their spread in the county:

1. Educate yourself about the spotted lanternfly so that you know how to recognize the insect throughout its life cycle.
2. Inspect your surroundings; look for spotted

lanternfly egg masses and insects by checking tree trunks, wheel wells, under and around vehicles, lawn furniture, fences, storage sheds, rocks, metal surfaces (especially if they are rusty) and other smooth surfaces.

3. Kill live insects on sight and squash/scrape off their egg masses.

4. Take a photo of the bugs and/or egg masses and report the finding through an online form that is posted on the county's website at [loudoun.gov/spottedlanternfly](http://loudoun.gov/spottedlanternfly). Reporting findings of the spotted lanternfly will help track the spread of the invasive insect in Loudoun.

"Increased public awareness and vigilance is a critical tool in slowing the spread of this damaging insect," said Beth Sastre, a horticulturist with the Virginia Cooperative Extension (VCE Loudoun). "Because the spotted lanternfly's appearance changes dramatically throughout its life cycle, we encourage residents to take the time to learn how to recognize the different stages and to take steps to remove the insect from their property."

*Spotted Lanternfly continued on page 26*



SATURDAY, SEPTEMBER 10TH, 9:00 AM – 12:00 PM  
RAIN OR SHINE • SUMMERBROOKE POOL, 21580 DEMOTT DRIVE

# IT'S A POOCH POOL

# PARTY!

END THE SUMMER WITH AN EXHILARATING SOCIALIZATION AND EXERCISE ACTIVITY FOR YOUR POOCH!

Sign up your dog for as many time slots as you would like and print out your waiver at:  
[broadlandshoa.org/events/poochparty2022](https://broadlandshoa.org/events/poochparty2022) Sign up closes at 12:00 PM on Friday, September 9th

**\$5.00 CASH ONLY**  
PER DOG PER TIME SLOT  
PAY AT THE DOOR

## TIME SLOTS



9:00 AM – 9:50 AM  
10:00 AM – 10:50 AM  
11:00 AM – 11:50 AM

If you'd like your best furry pal to participate, make sure that he or she is:

- at least 6 months old
- spayed or neutered
- friendly and used to group play
- physically fit for swimming and playing
- capable of safely exiting a swimming pool

Owners must sign a liability waiver and bring proof of current rabies vaccination.

***You are responsible for supervising and cleaning up after your pooch.***

Kiddie / Wading pool open for smaller breeds.

To ensure your pup's safety we will have lifeguards on duty.

Veterinary staff from Stream Valley Vet Hospital will be onsite.

THIS EVENT IS A PARTNERSHIP BETWEEN BROADLANDS HOA AND STREAM VALLEY VETERINARY HOSPITAL



ALL PROCEEDS WILL GO TO HART,  
HOMELESS ANIMAL RESCUE TEAM



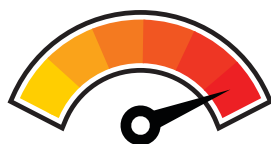


# BEAT THE HEAT!

*Heatwave care tips from  
your neighborhood  
Stream Valley  
Veterinary Hospital*

## NEVER LEAVE THEM IN HOT CARS!

Not even with the A/C on or windows cracked. When it's 95°F outside, in 10 minutes it'll be 114°F in the car. Leave your pet safely at home instead!



## ADJUST WALKING TIMES

Take your pets on short walks in the early morning/late evening. Dogs can't handle high humidity levels. Take breaks when possible, and give them cold water!



## DON'T LET THEM OVERHEAT!

A dog's normal body temperature is 101-102°F indoors. Dogs don't sweat like we do, so that rises rapidly. Limit outdoor time in the heat!

## COOL THEM INSIDE & OUT

Keep them from overheating indoors & out with a cooling body wrap, vest, or mat. Soak these items in cool water. If your dog enjoys baths, see if they'll enjoy a cooling soak.



## PROVIDE SHADE & WATER

Make sure they are protected from the heat and sun with tarps or tree shade, along with cold water. Don't use metal bowls outside!



## HEAT STROKE IS AN EMERGENCY!



It can destroy the kidneys and liver, or cause seizures. Call us immediately at (703) 723-1017 if your pet is showing signs of heat stroke. After hours, please call your nearest 24/7 emergency vet hospital!

Follow us on Facebook @StreamValleyVet or [www.streamvalleyvet.com](http://www.streamvalleyvet.com)





## A Note From Supervisor Glass

Dear Broadlands Residents,

I am providing this write up as an overview of the proposed Hyde Park residential rezoning application located within the Broadlands community. The application is to rezone the currently vacant 58-acre parcel located to the west of the LCPS Admin Building, bounded by Broadlands Boulevard to the south, Belmont Ridge Road to the west, the Dulles Greenway to the north, and Education Court to the east. The proposal includes building up to 779 housing units, comprised of 432 townhouse units, 201 townhouse style condo units (2-over-2 units, back-to-back units, or Tripac units), and 146 shared building condo and apartment units.

779 housing units is a recent reduction from the previous 792 units when this application appeared at the Planning Commission Work Session on July 14<sup>th</sup>. Due to this very recent change at the time of my writing this, I do not have updated student generation or traffic generation numbers to provide.

This parcel is currently zoned for office, meaning it can develop without Board of Supervisors, county planning staff, or public input into a range of employment uses. This area was zoned office during the original Broadlands rezoning approved in 1989. It was supposed to be the office section of the master planned community, but like many of the large communities in Loudoun with office parks, the office was never constructed as it was deemed not economically viable. The parcel was bought in 2003 for \$11 million dollars by a hospital group with the intention of rezoning for a hospital. That rezoning request was denied by the Board of Supervisors over a decade ago and the parcel has remained vacant ever since. Evidenced by the current rezoning request, the hospital group is looking to sell the property.

At this point the parcel has not been formally sold, but there is a developer looking to purchase it. That developer is the one submitting the Hyde Park  
*Supervisor Glass continued on page 16*



*Supervisor Glass continued from page 15*

rezoning application. The developer has told me directly that they will purchase the parcel whether the Hyde Park rezoning is approved or denied. If the rezoning is approved, they will then no longer be allowed to build employment uses and will then be allowed to build the residential units requested. If the rezoning is denied, the developer will remain being able to build employment uses. The developer has also told me directly that, if the rezoning is denied, the only employment use they will build on the Hyde Park site are data centers.

The data centers that can be constructed will not have any input from the public, county planning staff, nor the Board of Supervisors. The data centers will have to abide by certain standard buffering, landscaping, and architectural guidelines, but there would be nothing above and beyond the bare minimum building standards that are required. A developer is allowed to build data centers on this parcel with the bare minimum requirements because that is what the current office zoning allows. Their right as the property owner to build what the current zoning allows cannot be taken away by the county.

Since Loudoun County does not own this land, we cannot control what the purchaser of the land wants to do with it. Meaning, the Board of Supervisors cannot say just “build only 200 units.” The developer owns the land, and it is their rezoning proposal. The Board can either approve or deny their proposal, but we are not allowed to just unilaterally change what they want to do with their property.

The competition with data centers is what in large part is driving the high amount of density as part of the Hyde Park rezoning application. Developers must build a large amount of residential units to make up for the cost of land that has been inflated by the data center industry, which is a very expensive and lucrative industry. That is why in this situation, we are essentially left with the decision of multiple data center buildings, power lines, and a substation on the Hyde Park parcel, or hundreds of residential units.

Currently this rezoning application is headed to the Board of Supervisors Public Hearing on Wednesday, September 14<sup>th</sup>. The Public Hearing will take place at 6:00pm in the Board Room of the Loudoun County Government Center (1 Harrison Street SE, Leesburg, Virginia 20177). The Board of Supervisors will allow comments both in-person and over the phone. The Public Hearing will be the opportunity for residents to provide input and comments on the proposed Hyde Park rezoning. Information on how to sign up to speak can be found here: [Loudoun.gov/4853](https://loudoun.gov/4853).

After the application appears at the Public Hearing, it will be forwarded to a Board of Supervisors Business Meeting for either approval or denial. That Business Meeting will likely be during the October 18<sup>th</sup> meeting, which will occur at 5:00pm at the Loudoun County Government Center in Leesburg. Both meetings can also be viewed live online at [Loudoun.gov/Meetings](https://loudoun.gov/Meetings).

Earlier this summer, the application appeared before the Loudoun County Planning Commission. The Planning Commission is a body that provides input and recommendations to the Board of Supervisors on land use applications before they come for a final vote. It recommended approval of the Hyde Park application in a 6-2-1 vote (6 commissioners in favor of approval, 2 against approval, and 1 absent). The Broad Run District Planning Commissioner voted in favor of approval.

I have heard from several Broadlands residents that they are concerned about what effect the Hyde Park community might have on the existing Broadlands amenities (pools, tennis courts, etc.). The HOA Board did vote earlier this year to annex the Hyde Park neighborhood into the Broadlands HOA if the Hyde Park rezoning is approved. The HOA did not voice support nor non-support for the rezoning, and their vote for annexation does not mean that the Hyde Park rezoning will be approved. The vote for annexation simply means that if the Board of Supervisors does approve the rezoning, then Hyde Park will become part of the overall Broadlands HOA.

Discussions on whether the Broadlands amenities can handle the additional residents for the 779 units should be had with the Broadlands HOA Board. There is a pool and clubhouse proposed as part of Hyde Park. There are currently three outdoor pools for Broadlands, which has 4,071 housing units presently approved to be built. If Hyde Park is approved, Broadlands would have four outdoor pools for 4,850 units. The only comparison in the Broad Run District is Ashburn Village, which has four outdoor pools for 5,452 units.

Tying into the pool that is proposed with Hyde Park, I have heard from several residents that if the Hyde Park application is approved, they are concerned with how people will be able to safely cross Broadlands Boulevard to access these amenities. After discussions with the developer, they have agreed to pay the county for a study of, and if it meets the traffic counts, to construct a traffic signal with pedestrian crossings signals at the intersection of Broadlands

*Supervisor Glass continued on page 17*



*Supervisor Glass continued from page 16*

Boulevard and Education Court. The developer has also agreed to construct a crosswalk with a pedestrian refuge at the intersection of Broadlands Boulevard and Glebe View Drive. These two improvements are subject to approval by VDOT and would provide safe passage across Broadlands Boulevard if the Hyde Park rezoning is approved.

As I stated at the beginning of the letter, since the number of units was recently (at the time of writing) lowered to 779 units, I do not have updated traffic generation and student generation numbers for the Hyde Park proposal. Those updated numbers will be prepared in time for the Public Hearing and for the community meeting I will mention in a later paragraph. What I can say is that the residential proposal would bring in less traffic than if the site were to develop as a traditional office building campus, but the residential proposal would bring in more traffic than if the site develops as a data center campus.

Regarding LCPS students, more houses will naturally mean more students. I will request updated LCPS student generation numbers for the Hyde Park proposal on September 30<sup>th</sup> of this year. That is when LCPS annually pulls their point-in-time numbers used to estimate student generation and enrollment in future school years. I can provide building capacity projections for the schools around the Broadlands for the 2027-2028 school year: Hillside Elementary School is projected to have room for 134 students; Mill Run Elementary School is projected to have room for 87 students; Waxpool Elementary School is projected to have room for 222 students; Eagle Ridge Middle School is projected to have room for 441 students; and Briar Woods High School is projected to have room for 141 students. These are all provided by LCPS Planning Staff via the Capital Improvement Program. While the link for this document is too long to include in this letter, I am happy to provide it to anyone over email.

Lastly, I will host a community meeting at 7:00pm on Monday, September 12<sup>th</sup>, in the auditorium at Eagle Ridge Middle School, to discuss where this application stands before moving onto the Public Hearing. There will be an opportunity to ask questions, make comments, or simply listen to what updates have occurred since the Planning Commission and the community meeting in May.

I want the Broadlands community to know that the Broad Run team is happy to discuss this application with anyone. Please contact the Broad

Run office if you have any questions or comments by visiting my webpage at [Loudoun.gov/BroadRun](http://Loudoun.gov/BroadRun), by calling at 703-771-5088, or emailing me at [Sylvia.Glass@Loudoun.gov](mailto:Sylvia.Glass@Loudoun.gov).

Sincerely,  
Sylvia  
Broad Run District Supervisor



## Brambleton Library September Programs

### Composting Basics with Food Loop

**Location:** Meeting Room A

**Date:** September 24, 2022

**Time:** 2:00pm - 3:00pm

**Age Group:** Adults

**Description:** Learn the basics about composting and how to easily incorporate it into your lifestyle with Lauren Gassman, founder of Food Loop.

Link to LCPL Event Calendar: [library.loudoun.gov/calendar](http://library.loudoun.gov/calendar)

### Select a Book for Not Your Average Book Club

**Location:** Brambleton Library

**Date:** September 12th - 26th, 2022

**Age Group:** Adults

**Description:** Choose a book based on the theme "Space Exploration" either from the display of surprise covered books at the top of the stairs on second floor of the library, the suggested reading list, or that you find on your own. The next book club meeting will be on Monday, October 3 at 6:30 p.m., in which we talk about the themed books we've read while putting together a themed craft.

Link to LCPL Event Calendar: [library.loudoun.gov/calendar](http://library.loudoun.gov/calendar).





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## Come shop and sell at private residences throughout the Broadlands neighborhood

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If you would like to be included in the online listing of addresses, please complete the Yard Sale Submission Form on the website at [broadlandshoa.org/yardsale-form](https://broadlandshoa.org/yardsale-form). It is the residents' responsibility to check the website to ensure inclusion and accuracy.

Residents do not have to be on the list of participants to be part of the

❧ COMMUNITY FALL ❧

# YARD SALE

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**SATURDAY, OCTOBER 1ST**  **8:00AM - 2:00PM**

---

Check out the [list of participants](#) to see what's for sale and view the Community Map to find each unit at [broadlandshoa.org/yardsale](https://broadlandshoa.org/yardsale). The HOA will be publicizing the yard sale in the Loudoun Times-Mirror and The Washington Post.

RAIN OR  
SHINE

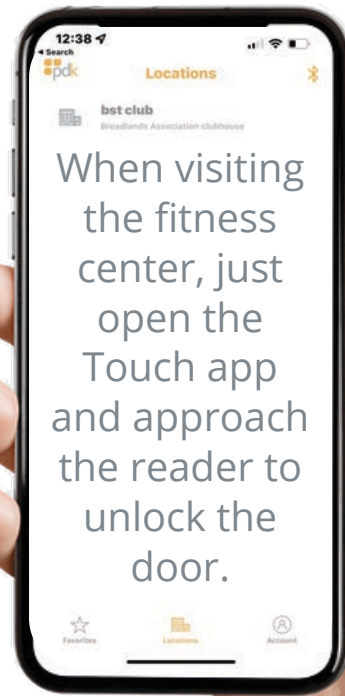




## touchapp

Use your mobile phone as your credential for hassle-free entry into the Broadlands Fitness Center.

Broadlands residents with valid fitness center fobs now have the option to use your mobile phone to gain entry. If you would like to use this Bluetooth Touch App feature, then please send an email to [info@broadlandshoa.com](mailto:info@broadlandshoa.com) with the email(s) of each \*member listed on your fitness application. Be sure to include address, names and fob numbers. Please allow up to 3 business days for staff to initiate the Bluetooth mobile set up. At that time, an email from ProDataKey will be generated to each email you provided with instructions to download the Touch app from your app store to activate your mobile device.



Residents who are not current fitness center fob holders are required to complete a fitness center agreement and pay a one-time \$25 fee for access. Access will then be granted with an option to use a fob and/or the Bluetooth Touch App feature. Please see instructions at [broadlandshoa.org/amenities/fitness-center](http://broadlandshoa.org/amenities/fitness-center) or contact the HOA at [info@broadlandshoa.com](mailto:info@broadlandshoa.com) or 703-729-9704.

*\* Children aged 13-17 listed on your application must be accompanied by an adult fitness member at all times.*



# Arlington National Cemetery Treasures its Trees

**Sourced from: Plant NOVA Natives/Plant NOVA Trees**

Arlington National Cemetery is a place to honor, remember, and explore. The beauty of the grounds and the comfort of its visitors is enhanced by close to 10,000 trees, some dating back to before the Civil War. The diverse collection of this Certified Level III Arboretum include many species native to Northern Virginia including the state co-champion Pin Oak, near the Memorial Amphitheater. (A champion tree is the largest representative of its particular species within a geographic area.)

Arlington National Cemetery is dotted with native trees such as Redbuds with their lavender flowers in spring, Black Gum with its bright red fall foliage, and American Hollies that shelter the birds. Oaks are the most common species, which reflects their predominance in the Eastern forest.

Forester Greg Huse gives tours of the arboretum to visitors four times a year and points out the ecosystem services provided by mature trees. That Pin Oak, for example, not only supports the caterpillars that are the food for baby songbirds – a feature intrinsic to native plants but nearly absent in non-native ones – but also absorbs 1,400 pounds of atmospheric carbon and intercepts 23,000 gallons of storm water every year.

After President John F. Kennedy was assassinated in 1963, a landscape architect firm designed the Kennedy memorial site, home of the Eternal Flame.

The designers worked around a 200 year-old Post Oak, 60 inches in diameter, which later became known as the Arlington Oak. In 2012, this massive tree was blown down by Hurricane Irene and could not be rescued. By good fortune, though, its acorns had been collected by American Forests as part of their historically significant trees project. Three of those saplings were donated back to Arlington Cemetery and planted in the same plaza, where they are now ten to twelve feet tall and thriving.

Trees are not the only native plants at the cemetery. Horticulturalist Kelly Wilson has been steadily adding a diversity of herbaceous and woody plants throughout the last decade, especially in the newer bio-retention areas (rain gardens). In these public areas, she designs with a small number of species to keep a neat-and-clean look, while in a staff parking area, she allows for more exuberance. Favorite natives utilized are the purple-flowering Ironweed which attracts many pollinators. Monarch caterpillars have taken advantage of the Butterflyweed. River Birch with its beautiful peeling bark does very well in rain gardens.

The 639 acres of Arlington National Cemetery, which is the resting place for 400,000 American service members and family, are cared for by five permanent staff members who supervise the work of 90-100 contractors. The trees that grace this National Treasure are an essential feature, just as they are in any neighborhood where residents value the beauty and services they provide.

To learn what you can do to plant and protect trees on your own property, visit [plantnovatrees.org](http://plantnovatrees.org). Many of the trees will still have their fall colors in November when Arlington National Cemetery hosts the Centennial Commemoration of the Tomb of the Unknown Soldier. On November 9-10, a flower ceremony takes place where the American public will be able to place a flower at the Tomb of the Unknown Soldier. On November 11, an Armed Forces full honors procession takes place as it did a hundred years ago on November 11, 1921. Find out more about the Tomb of the Unknown Soldier Centennial Commemoration at [arlingtoncemetery.mil](http://arlingtoncemetery.mil).







**BROADLANDS ANNUAL 3RD-5TH GRADERS**

# **MONSTER MASH**

**COSTUMES • DJ • GAMES • TREATS**

**Friday, October 21st • 6:00pm - 8:00pm**  
**• Community Center**

**DROPOFF**

- This is a dropoff event. Only parent volunteers can stay at the party.
- Dropoff between 6:00 and 6:15pm. The Community Center parking lot will be closed for the party, so either park nearby and walk in OR kiss-and-go on Waxpool Rd.
- Kids **MUST** bring a completed emergency contact form or be signed in by a parent or guardian. You can find the form at: [broadlandshoa.org/halloweenparty2022](https://broadlandshoa.org/halloweenparty2022)

**PICKUP**

- The parking lot will be closed for the party. Park nearby and walk to pick up your child(ren).
- All kids must be with an adult to leave.

**VOLUNTEER:**

Want to stay at the party? Volunteer! We need lots of volunteers to help make this event a success! Contact **Jen Siegel** at [syrena1313@yahoo.com](mailto:syrena1313@yahoo.com) if you are interesting in helping.



# Next Loudoun County Household Hazardous Waste Collection Event is September 17 in Hamilton

Submitted By: Loudoun County Public Affairs Office

The next Loudoun County Household Hazardous Waste (HHW) collection event is scheduled for Saturday, September 17, 2022, 8:30am - 2:30pm, Harmony Park and Ride, 39464 East Colonial Highway, Hamilton. Loudoun residents are welcome to bring HHW from their homes to the event, free of charge.

## What's Accepted

• Typical HHW includes: fluorescent light bulbs, dry-cell batteries (alkaline, Ni-Cad, Lithium, rechargeable, etc, but no automobile batteries), oil-based paints and stains, varnish, paint thinner, mineral spirits, metal polish, rust remover, wood strippers and preservatives, furniture polish, waxes, sealants and solvents, bleach, pesticides, insecticides, herbicides, fertilizer, pool chemicals, muriatic acid, sulfuric acid, ammonia, mercury, mercury thermometers and thermostats, gasoline, expired fuel, auto cleaners and flushes, brake and transmission fluid, windshield washer fluid, fire extinguishers, moth balls, flea and tick products, photographic chemicals and other hobby chemicals.

• Anyone who has an item that is not on this list is encouraged to call the county's Waste Management Division at 703-771-5500 to see if the item is accepted or if an alternate disposal option is needed.

• HHW should only be brought to the event location on the scheduled date and event time. Please do not drop off material at any unattended site.

• The limit per household is 15 gallons of liquid HHW (container size not to exceed 5-gallon), and 40 pounds of solid HHW (container size not to exceed 5-gallon).

• Participants should be able to provide proof of Loudoun County residency such as a driver's license or utility bill.

## What's Not Accepted

• **Motor oil, antifreeze, automobile batteries, propane tanks, helium tanks, CO2 tanks and cartridges, drywall compound and oil-based space heaters are not accepted** at HHW collection events. These materials are accepted at the Loudoun County Solid Waste Management Facility (Loudoun County landfill), 21101 Evergreen Mills Road, Leesburg. Visit [loudoun.gov/landfill](https://loudoun.gov/landfill) for more information.

• **Ammunition, explosives, fireworks, and gun powder are not accepted** at the HHW collection events. For information about disposal of these items, contact the Loudoun County Fire Marshal's Office at 703-737-8600.

• **Electronics are not accepted** at the HHW collection events. Information on how to properly dispose of unwanted electronics is online at [loudoun.gov/electronics](https://loudoun.gov/electronics).

• **Medical waste and medications are not accepted** at HHW collection events. Disposal information is available at [loudoun.gov/hhw](https://loudoun.gov/hhw).

• **Latex or water-based paint is not hazardous and should be taken to the Loudoun County Solid Waste Management Facility (Loudoun County landfill)**, Monday through Saturday, 8:00 a.m. - 4:00 p.m.; fee applies. Visit [loudoun.gov/landfill](https://loudoun.gov/landfill) for more information.

• **Non-residential hazardous waste is not accepted.** Businesses and organizations in Loudoun that generate less than 220 pounds of hazardous waste per month are

encouraged to visit [loudoun.gov/bhwp](https://loudoun.gov/bhwp) or call 703-771-5500 for information about the county's Business Hazardous Waste Collection Program.

## Event Procedures

• Because of safety concerns related to the handling of various types of hazardous materials, the events feature a drive-through process in which residents are instructed to remain in their vehicles and allow event staff to unload any items accepted for disposal. To ensure everyone remains in their vehicle while at the point of service, items must not be in sealed or tied plastic bags. Staff are not allowed to open any plastic bag containing HHW.

## Future Loudoun County HHW Events (All events are from 8:30am until 2:30pm)

- Saturday, October 15, 2022, Leesburg Park and Ride, 19730 Sycolin Road, Leesburg.
- View the complete 2022 schedule of HHW events at <https://loudoun.gov/hhw>.

## HHW Contact Information

For more information about the Loudoun County Household Hazardous Waste Program, call 703-771-5500 or visit [loudoun.gov/hhw](https://loudoun.gov/hhw).





# Loudoun Wildlife Conservancy Programs and Field Trips for September 2022

**Magical Monarchs - Wednesday, September 7, 7:00pm - 9:00 pm, Cascades Library.** Environmental education specialist and naturalist Clare Walker will share photos and video from a trip to the Monarch butterfly's overwintering areas in Michoacan, Mexico, and share stories of their amazing migration, the dangers they face, and what we can do to protect them. This talk is co-sponsored by Loudoun Wildlife Conservancy and the Loudoun County Public Library.

**Bluemont Fair - Saturday and Sunday, September 17 and 18.** Join us at the Bluemont Fair to help promote Loudoun Wildlife Conservancy and all our programs. No experience or prior knowledge is necessary. Volunteer shift options include: morning shift, 9:00am - 12:00pm; afternoon shift, 12:00pm - 3:00pm; and evening shift, 3:00pm - 5:30pm. 8-10 volunteers needed each day. *Volunteer registration required: Sign Up Online. Questions about volunteering: Contact Volunteer Coordinator Kim Strader at kstrader@loudounwildlife.org.*

**Hawk Watch - Saturday, September 17, 10:00am, Snickers Gap, Bluemont.** Each autumn, hawks migrate south along the Blue Ridge. Join Loudoun Wildlife Conservancy at the Snickers Gap Hawkwatch, one of the best hawk-watching sites in our area. If the weather cooperates, we should see a wide diversity of birds of prey. *Registration required: Sign Up Online. Questions: Contact Joe Coleman at jcoleman@loudounwildlife.org.*

**JK Black Oak Wildlife Sanctuary Open House - Sunday, September 18, 10:00am - 2:00pm.** Visit the Sanctuary during its first "open house." Loudoun Wildlife Conservancy has invited our JK Black Oak partners - The Nature Conservancy, Land Trust of Virginia, and Lucketts Rurians - to showcase their organizations and contributions to JK Black Oak. This will give you an opportunity to learn more about the wetlands mitigation project, conservation easements, and community involvement. Questions: Contact Gerco Hoogeweg at ghoogeweg@loudounwildlife.org or Allison Gallo at agallo@loudounwildlife.org. Additional details will be provided on our website. To protect the environmentally sensitive habitat and rare species, the Sanctuary is not open for general public access, and can only be visited during events such as this.

**Birding at Izaak Walton League — Sunday, September 25, 8:00am.** The Loudoun County Chapter of the Izaak Walton League manages a rich natural property south of Hamilton that contains a wide variety of habitats and as a result supports a lot

of birds, especially during migration. In partnership with the Chapter, Loudoun Wildlife Conservancy's Allison Gallo and Bryan Henson will lead a bird walk there. Limit 8. *Registration required: Sign Up Online. Questions: Contact Allison Gallo at agallo@loudounwildlife.org.*

**Restoring the Little Things that Run the World with Doug Tallamy - Sunday, September 25, 3:00pm - 5:00pm, Virtual.** Learn about the importance of insects from renowned author Doug Tallamy, followed by a panel of local experts with resources and tips. Gardeners, wildlife enthusiasts, and backyard birdwatchers will benefit from this lecture. Dr. Tallamy is an entomologist, ecologist, professor, and conservationist well known for his books, *Nature's Last Hope: A New Approach to Conservation that Starts in Your Yard* and *Bringing Nature Home: How You Can Sustain Wildlife with Native Plants*. Tallamy will remind us of the essential roles insects play, and describe the simple changes we must make in our landscapes and our attitudes to keep insects on the ground, in the air, and on our plants. This program is presented by the Audubon Society of Northern Virginia, co-sponsored by Loudoun Wildlife Conservancy, Prince William Conservation Alliance, and Plant NoVA Natives. After Tallamy's presentation, stay with us for a panel of local experts who will share resources and information for applying Tallamy's teachings in Northern Virginia. *Registration required through the Audubon Society of Northern Virginia website, [audubonva.org/asnv-events/doug-tallamy-220925](https://audubonva.org/asnv-events/doug-tallamy-220925).*

## Loudoun Wildlife Conservancy's Native Plant Sale

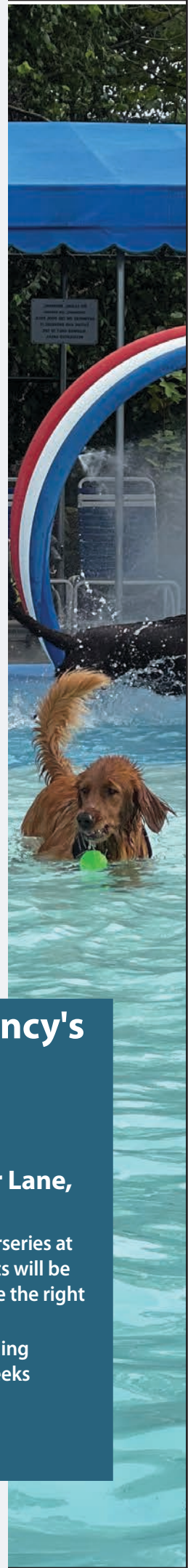
**Saturday, September 10th  
9:00am – 3:00pm**

**Morven Park, 17195 Southern Planter Lane,  
Leesburg**

For the first time ever, we'll have four native plant nurseries at the Sale. As always, thousands of beautiful native plants will be for sale, and experts will be on hand to help you choose the right plants for your garden.

Be sure to visit our partners' booths at the Sale including Loudoun County Master Gardeners and the Banshee Reeks Chapter of Virginia Master Naturalists.

For more information and updates, visit: <https://loudounwildlife.org/event/fall-native-plant-sale/>





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703-729-6000

broadlands@meritschools.com

**Offer: Bring in this ad and save \$50 on enrollment fee. Expires July 31, 2023**

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or Mike.Rosario@verizon.net

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# September Broadlands Adult Tennis & Pickleball Social & Junior Play Day

Blue Chip Sports Management and On the Line Tennis are excited to bring a variety of FREE social events to the Broadlands Community.

## TUESDAY, SEPTEMBER 6th, 6:30pm-8:30pm:

**Tennis & Pickleball Social:** Open to all levels of tennis and pickleball players. We will mix and match you throughout the evening in round robin tennis and pickleball play. Come out and meet some of your fellow Broadlands residents, make some new friends and enjoy some friendly competition in tennis and/or pickleball.  
(Rain Makeup Date: 9/15)

## SATURDAY, SEPTEMBER 10th, 10:00am-12:00pm:

**Junior Play Day:** Open to all levels of junior tennis players, ages 5-17. We will run various tennis games, challenges, and mini matches (based on level) throughout the morning. The Junior Play Day is designed to expose children to a safe and more importantly FUN tennis experience. Prizes awarded to all players! (Rain Makeup Date: 9/17)

ALL EVENTS LOCATED AT THE NATURE CENTER COURTS

LINK: <https://forms.office.com/r/J6ZeyPphDS>

QR CODE:



Tennis Session #3 is currently running through September 25th. Classes are pro-rated to join at any time. Tennis Session #4 begins the week of September 26th.



# 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 TOASTMASTERS

Holding Online Meetings. Please contact our VP of Membership, [vpm-703053@toastmastersclubs.org](mailto:vpm-703053@toastmastersclubs.org), for the URL to join our meetings. Check our website, [ashburn.toastmastersclubs.org/](http://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](http://www.brambletonladiesgolf.org) or call Sara Carlin at 703-723-3000.

## BROADLANDS EVENTS COMMITTEE

The Committee will meet on *Thursday, September 8th, 6:30pm on in the Clubhouse*. Come join us in planning the exciting events we produce for the community. For more information, email Natalie Ihanainen at [events@broadlandshoa.com](mailto:events@broadlandshoa.com).

## BROADLANDS LIVE! COMMITTEE

The next concert is on Friday, September 2nd. 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](mailto: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 at Our Savior's Way Lutheran; Troop 1154 (<https://ashburntroop1154.trooptrack.com>) meets at Eagle Ridge MS; Cub Scout Pack 1483 ([Pack1483.org](http://Pack1483.org)) meets at Hillside ES; and Cub Scout Pack 1484 ([Pack1484.org](http://Pack1484.org)) meets at Mill Run ES. To learn more about us, please visit [BeAScout.org](http://BeAScout.org).

## 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](http://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](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).

## 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](mailto:miller.kir@gmail.com) or [ashburnmomsclub@yahoo.com](mailto: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.

## 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. 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](mailto: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](http://broadlandshoa.org/technology-committee). Meetings are open to all residents. Currently we are meeting virtually.



Photo courtesy of Julie Holstein



*Spotted Lanternfly from page 12*

## About the Spotted Lanternfly

The spotted lanternfly is a native insect of Asia and prefers feeding on a plant called Tree of Heaven. The insect will also feed on more than 100 other plants, including grapes, peaches, apples, maples, walnuts and hops. It is a particular threat to vineyards. In addition, although the spotted lanternfly is not harmful to humans and pets, it is a serious nuisance pest to property owners when present in high numbers. As they feed, the insect secretes a substance called honeydew that can build up under plants and promote growth of black, sooty mold—another sign that the spotted lanternfly may be present on your property.

The spotted lanternfly has the potential to spread to un-infested areas through natural means or through artificial means, such as inadvertently being transported on cars and goods, such as firewood, from areas where the insect is known to be present to new areas throughout the country. This is why Loudoun residents are encouraged to inspect their vehicles for “hitchhikers” before returning from known infested areas.

The life cycle of the spotted lanternfly begins in mid-spring when they hatch from egg clusters that were laid by the prior generation during the previous fall. The immature spotted lanternflies are active in the spring. They are small, no more than a quarter inch in length, and they are black or red with white spots. Adult spotted lanternflies appear in the summer and fall and are about an inch long. Images of the spotted lanternfly’s life cycles can be found at [loudoun.gov/spottedlanternfly](https://loudoun.gov/spottedlanternfly).

## How to Prevent and Manage Spotted Lanternfly on Your Property

Property owners and residents are responsible for destroying spotted lanternflies that are found on their own property. There are steps that property owners can take to eliminate the pest and to help slow the spread of the spotted lanternfly to other areas in the county, including:

- Removing the Tree of Heaven, which is a favorite host of the insect.
- Keeping trees and shrubs in good health because healthy plants better resist and recover from the impacts of the spotted lanternfly.
- Checking trees and plants for the presence of live spotted lanternfly, and inspecting for insects and their egg sacs under and around vehicles and their wheel wells, lawn furniture, storage sheds, rocks,

metal and other smooth surfaces.

- Some commercially available insecticides are effective against the spotted lanternfly. If you consider using an insecticide, there are important safety measures you should take. Before using any insecticide, always read the label and follow the instructions. Learn more about pesticide use at [loudoun.gov/spottedlanternfly](https://loudoun.gov/spottedlanternfly).

## Training

VCE Loudoun offers talks and training designed to equip homeowners associations, farmers and other individuals and organizations in the county with the information they need to help control the population of the invasive insect, including how to identify the spotted lanternfly in different life stages and how to identify and remove the Tree of Heaven from their property. To request a training session, contact VCE Loudoun by email at [loudounMG@vt.edu](mailto:loudounMG@vt.edu) or by phone at 703-777-0373.

## Infested Areas in Virginia

Several counties in Virginia—Albemarle, Augusta, Carroll, Clarke, Frederick, Page, Prince William, Rockbridge, Rockingham, Shenandoah, and Warren—have been placed under a quarantine by the Virginia Department of Agriculture and Consumer Services (VDACS) due to the infestation of spotted lanternflies in those counties. Loudoun County is not currently included in this quarantine. Because the spotted lanternfly is a very effective hitchhiker on vehicles and goods such as firewood, businesses operating and shipping in the areas of the quarantine are under certain restrictions to help prevent the insect and its eggs from spreading. Learn more about the quarantine in some parts of Virginia on the VDACS website.

## For More Information

Everything Loudoun County residents need to know about the spotted lanternfly is posted on or linked from the county’s website. County officials encourage Loudoun residents to learn more about this invasive species and to help slow the spread of the spotted lanternfly in the county, as well as to help minimize its impact on our community. For more information, visit [loudoun.gov/spottedlanternfly](https://loudoun.gov/spottedlanternfly).





## AVFRD September News

**Pancake Breakfast on Sunday, September 11th, 8:00am - 12:00pm:** purchase tickets at the door or online at: [ashburnfirerescue.org/go/pancakes](https://ashburnfirerescue.org/go/pancakes).

Adult \$10.00, Seniors 62+ \$8.00, Child Ages 3-11 \$5.00, Under 3 eat for free.

**Drive thru Firehouse Chicken Dinner on Saturday, September 17th, 12:00pm - 6:00pm:** Must Pre-order. Visit <https://ashburnfirerescue.org/go/chicken>. Will close online order September 15th or when we sell out.

**Volunteer Interest Meeting on Tuesday, September 27th, 7:00pm - 9:00pm:** learn about volunteering with AVFRD. Operations and admin members needed. Many benefits. See our website for more information and how to start the application process, [ashburnfirerescue.org/go/volunteer](https://ashburnfirerescue.org/go/volunteer).

### Save the Dates:

**5K Saturday, October 1st:** Come join us again along with our friends at House 6 Brewery for a point to point evening 5K that will be fun for the whole family. Start time - 4:00pm from Ashburn Station 6 and finish at House 6 Brewery with local food trucks, a variety of beverages, great music from the band "Paper Airplanes", a special appearance from Miss Kailee Horvath (Miss Virginia & AVFRD Firefighter and EMT), and wonderful memories. For sponsorship info or to register, visit [ashburnfirerescue.org/go/5k](https://ashburnfirerescue.org/go/5k)

**Fall Open House on Sunday, October 9th:** we're back! Come out and see what we're up to, <https://ashburnfirerescue.org/news-events/open-house/>

**Founders Hall - Station 6, Ashburn Road:** this is the right choice for your event, big or small. Accessible, friendly, and fun for you, your family, friends and more! For more information go to [ashburnfirerescue.org/about/founders-hall-rental/](https://ashburnfirerescue.org/about/founders-hall-rental/) or email: [info@founders-hall.com](mailto:info@founders-hall.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 .....	800-222-1222
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 .....	SWHOAB.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

### PIANO TUNING:

Ashburn Piano Service, Jeff Bishop, RPT. Contact at 703-786-6248, [Jeff@ashburnpianoservice.com](mailto:Jeff@ashburnpianoservice.com), [ashburnpianoservice.com](http://ashburnpianoservice.com).

## CHARITY/DONATION

### WANTED: GENTLY USED CHILDREN'S CLOTHING & TOYS:

The largest non-profit children's consignment sale in Loudoun County is on Saturday, September 24<sup>th</sup>. Register now to be a consignor or volunteer. No experience needed. Teen volunteers welcome. Little Flower Consignments donates proceeds via our charity, Divine Mercy Outreach. Open to the public on Saturday, 9/24/22, 9am – 12pm with a ½ price sale from 12:30-2pm at St. Theresa's School in Ashburn. Details at [lfcsale.org](http://lfcsale.org).

## EDUCATION/TUTORING

### 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](mailto:vchu_911@yahoo.com).

## HELP WANTED

### CUSTOMER SERVICE REPRESENTATIVE:

Love INTERACTING with PEOPLE and PETS? Become a Client Service Representative for our fast-paced Veterinary Hospital with dedicated co-workers focusing on teamwork, life-learning, integrity, & compassion. FT positions available; commensurate with experience from \$16/hour, plus medical & 401k benefits. Shifts vary Monday-Friday 6:30am-8:00pm, with alternating weekends. Interested candidates should send resume & cover letter to the Practice Manager at [svvhpm@gmail.com](mailto:svvhpm@gmail.com).

## HOME SERVICES

### BRIARWOODS BROS:

Two motivated, hard-working teenagers need work to pay for college! We know how to use our equipment. Available on short notice. Services include pressure washing, landscaping, pet stuff, snow removal, and odd jobs. Pricing available upon request. Call/email at [mgt@briarwoodsbros.com](mailto:mgt@briarwoodsbros.com), (703) 659-1196.

### BROADLANDS 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](mailto:Mike.Rosario@verizon.net).

### ASHBURN ELECTRIC:

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

### 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/PROFESSIONAL SERVICES

### MARY KAY:

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# 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.*

## Broadlands Blast

Interested in getting up to date community news in between monthly newsletters? Sign up for our e-bulletin, the Broadlands Blast, online at [broadlandshoa.org](http://broadlandshoa.org) in the upper right corner on our website.

## 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](mailto: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](http://broadlandshoa.org)

**General Mailbox:** [info@broadlandshoa.com](mailto:info@broadlandshoa.com)

**HOA & Nature Center Office Hours:**

Closed to walk-ins due to COVID-19

### ASSESSMENT INFORMATION OFFICE

**FirstService Residential: Payments and Resale Docs**

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

[fsresidential.com](http://fsresidential.com) ♦ [ar.dcmetro@fsresidential.com](mailto: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](mailto:sarah@broadlandshoa.com)

**Covenants Manager:**

Suzan Rodano ♦ [covenants@broadlandshoa.com](mailto:covenants@broadlandshoa.com)

**Newsletter Editor & Events Committee Liaison:**

Natalie Ihanainen ♦ [Natalie@broadlandshoa.com](mailto:Natalie@broadlandshoa.com) or

[events@broadlandshoa.com](mailto:events@broadlandshoa.com)

**Newsletter Advertising Manager & Resident Services Director:**

Stassa Collins ♦ [stassacollins@broadlandshoa.com](mailto:stassacollins@broadlandshoa.com)

**Modifications and Resale Manager:**

Robin Crews ♦ [rcrews@broadlandshoa.com](mailto:rcrews@broadlandshoa.com)

**Community Outreach Coordinator, Pool Liaison:**

Julie Holstein ♦ [julie@broadlandshoa.com](mailto:julie@broadlandshoa.com)

**Reception:** Joanne Hang ♦ [joannehang@broadlandshoa.com](mailto:joannehang@broadlandshoa.com)

**Administrative Specialist:** Amy Streater ♦ [amy@broadlandshoa.com](mailto:amy@broadlandshoa.com)

### BOARD OF DIRECTORS

**President:** David Baroody ♦ [dm.cmb@outlook.com](mailto:dm.cmb@outlook.com), 703-729-6785

**Vice President:**

Eric Bazerghi ♦ [eric@thehouse.net](mailto:eric@thehouse.net), 571-207-6505

**Secretary/Treasurer:**

Dawne Holz ♦ [holz.d@icloud.com](mailto:holz.d@icloud.com), 703-362-6727

**Directors:**

Kay Dillon ♦ 703-405-4750

Heidi Eaton ♦ 571-232-1830

John Gallagher ♦ 703-927-6319

William Kolster ♦ 703-858-2459

Tania Marceau ♦ 571-331-4381

Jason Pualoa ♦ 703-340-9828

### COMMITTEES

**Broadlands Live Concerts:**

Jason Pualoa ♦ [broadlandslive@broadlandshoa.com](mailto:broadlandslive@broadlandshoa.com)

**Conservation Landscape:** Oya Simpson ♦ [osimpson@broadlandsnaturally.org](mailto:osimpson@broadlandsnaturally.org)

703-725-8040\*see Clubs & Groups

**Events:** Natalie Ihanainen ♦ [events@broadlandshoa.com](mailto:events@broadlandshoa.com)

\*see Clubs & Groups

**Swim Team:** [broadlandsswimteam.org](http://broadlandsswimteam.org)

**Technology:** Dawne Holz ♦ [deholz@icloud.com](mailto:deholz@icloud.com)\*see Clubs & Groups

**Modifications:** Robin Crews ♦ [rcrews@broadlandshoa.com](mailto:rcrews@broadlandshoa.com)



## Advertising Directory

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### NO DUMPING IN COMMON AREAS

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..."

- Do not discard any yard debris in the common areas such as leaves, branches, grass clippings, dead plant material, etc. You will be responsible to remove any yard debris if placed in the common area.
- 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. If any items are removed by the HOA they cannot be recovered.
- 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.

# 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](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

703-729-9704 • [broadlandshoa.org](http://broadlandshoa.org) • [ads@broadlandshoa.com](mailto:ads@broadlandshoa.com)





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

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 by helping solve any  
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 scaled pet not  
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### ***Hours of Operation***

Monday - Friday: 7 AM - 7 PM

Saturday: 8 AM - 3 PM

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



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 Veterinary Hospital**



***We're just a few feet away!***



703.723.1017

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# BROADLANDS

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