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Board of Directors Upcoming Virtual Meeting Tuesday, October 11th - 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 September 13th Meeting Highlights

- Approved the minutes of August 8th, 2022 meeting
- Approved the proposed amended Design Guidelines for Signs
- Approved an in-home business application for a hair salon/day spa
- Directed management to request Hyde Park add a rental clause to the supplementary declaration
- Approved a proposal from HLS for Lime Applications
- Approved a proposal from HLS for Stump Removal
- Approved a proposal from HLS for Tree Replacements
- Approved a proposal from HLS for Turf Renovations
- Approved a proposal from HLS for Landscaping Enhancements
- Approved a contract with Sparkes Event Solutions to provide events management services
- Held eight hearings 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.

OCTOBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 International Coffee Day
2	3 World Habitat Day	4 Yom Kippur Begins Events Committee Meeting 6:30pm - CH	5 LCPS Closed for Yom Kippur Modification Subcommittee Meeting 7:00pm - Virtual	6	7 World Smile Day	8
9	10 Columbus Day HOA Offices closed for Indigenous Peoples' Day LCPS Closed for Indigenous Peoples' Day Newsletter submissions due - 12:00pm	11 HOA Board Meeting 6:00pm - Virtual	12 National Farmers Day Modification Subcommittee Submissions Due 12:00pm - NC	13	14	15
16	17 National Pasta Day	18	19 Modification Subcommittee Meeting 7:00pm - Virtual	20	21 3rd-5th Graders Halloween Party 6:00pm - CC parking lot	22
Kids Halloween Parade 3:00pm - CC path and Hillside Park 23	Diwali LCPS Closed for Diwali SWHOA Board Meeting 7:00pm - Virtual 24	25	26 National Pumpkin Day Modification Subcommittee Submissions Due 12:00pm - NC	27 Black Cat Day	28 National Chocolate Day	29
Canvas Tote Painting Craft 2:00pm - CC 30	Halloween LCPS Closed - Student Holiday 31					

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

Fall Projects

Well, it's October and so we're in full swing with fall projects! We're scheduling trail paving, fall turf, tree, and landscaping projects, as well as tot lot upgrades, one of which being a capital improvement project to install two new swing structures. The majority of the feedback received from our playground input request was that the kids want more swings. Swings require a bigger fall zone per CPSC and ASTM safety specifications than immobile play equipment like slides. Since most of our playground areas installed long ago by the developers are on smaller or oddly shaped footprints, we only have a few areas that currently have swings.

However, we've identified two areas that are prime for swing structures. They are flat, large enough, and have adequate parking for vehicles or bicycles. The locations are Inman Park Place/Kisko Way/Markham Place in Overland Park and Windover Drive/Arbor Greene Way/Village Drive off Village Drive. We are excited to be partnering with AllRecreation to install volito and glider swings in both locations. These types of swings can accommodate 2-4 kids at a time and are a change from the traditional tot bucket and strap swings that we already have. We hope you like these improvements.

We have also finalized the plan for renovation of the Nature Center to replace all of the damaged flooring, expand the office space to accommodate our growing staffing needs, upgrade the restrooms and fixtures, provide storage, provide structural repairs, and update the façade as was done for the Southern Walk bath house. We are currently in the permitting phase and expect the work to be completed by next summer. We recently replaced the roofs on the Community Center and Community Center pool and plan to repaint those buildings as well.

HLS has been providing landscape services to the community for two decades, but with the increasing costs of labor and materials and their services being a significant part of our budget, we bid out the landscape maintenance contract to ensure we are receiving the best value and service for our money. We will finalize contractor selection as well as the 2023 budget next month. In the meantime, I hope that you are all enjoying the fall festivals out there. It will be the holidays before you know it!

Cheers,

Sarah

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



Broadlands Summer Fun



Modifications Information

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

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

Please review the Design Guidelines and submission requirements at broadlandshoa.org/design-guidelines. Failure to include all required information will delay review of your application. Once the Committee has reached a decision, the results will be delivered via email. If an email address is not provided, results will be mailed. Emails will be sent from no-reply@smartwebs365.com should you wish to add this email address to your contact list to ensure prompt delivery. Please check your inbox and junk/spam folders or contact the HOA office at 703-729-9704, option 3 if you have not received your results within 10 days following the meeting.

Modifications Subcommittee Submission and Meeting Dates

Submission Deadline By Noon	Meeting Date
September 28th	October 5th
October 12th	October 19th
November 9th	November 16th
December 7th	December 14th

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

Are You Selling Your Home?

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

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

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

The Design Guidelines provide a framework to maintain design quality and encourage consistency throughout the community. If you have any questions about architectural modifications or questions about your resale inspection results, please contact Robin Crews, Modifications and Resale Manager, at 703-729-9704 (option 3) or rcrews@broadlandshoa.com.



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

We are well into organizing and planning 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 if you can help lend a hand.



Photo courtesy of Jen Siegel

Modification Guidelines

Before you make any modification change or addition to the exterior of your home, an application is required for the Modifications Subcommittee to review. Please refer to Design Guidelines (Modifications), broadlandshoa.org/for-residents/design-guidelines/, for more details and submission requirements.

Mark Your Calendars for the Fall Harvest Festival

Saturday, November 12, 12:00pm - 3:00pm in the Nature Center parking lot

Join your neighbors for an afternoon of children's crafts, games, face painting, balloon twisters, rides, beer/wine sales and food truck sales.

DJ entertainment and many other fun activities. Come ready to mingle and get to know your community members.

You don't want to miss this new event! ID required and checked for alcohol. Have questions or want to volunteer? Email events@broadlandshoa.com.

Patriot Disposal Trash, Recycling, and Yard Waste Collection Schedule

Trash, Recycling, and Yard Waste Collection:

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

Trash Collection:

- Trash pick up days are Mondays and Thursdays.

Recycling Collection:

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

Yard Waste Collection:

- Yard Waste Collection occurs on Mondays from March 1st 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, 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 3, 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. Register by on November 25th. *Please email Erin Steverson, erins1822@gmail.com, with any questions.*

Broadlands Pooches' Last Dip in the Pool Was a Fun Time Had By All!

Thank you to those of you who volunteered your time and energy into making this event the success that it was. With the beautiful weather and perfect temperatures, Summerbrooke Pool was the place to be in Broadlands for its annual Pooch Pool Party on September 10th!

Event lead, Cari Allen and Events Committee members Alla Doroshkevych and Mukka Nagaraju (Raj) and staff from Stream Valley (Kelsey, Suzanne, Dr. Corey, Julia, Rachel, Cristian, and Victoria) kicked this event off with a warm welcome to both canine and human guests alike and ensured the canines and their humans had a great time throughout the event.

Thanks again, you all made this beloved dog swim another great time had by all.

Covenants Corner October Inspections

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

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

If any violations of those listed above are noted, the owner will be mailed a letter generally providing sixty days for the violation to

be resolved. If the violation is not corrected, a second violation letter will be issued, providing an additional fifteen day extension. If the violation remains unresolved, a final notice will be sent, providing seven days to rectify before a Hearing Notice is sent, and a Hearing will be held in accordance

with state law, where charges may be assessed, up to \$10/day for a maximum of ninety (90) days.

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



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 by Monday, October 10th for inclusion in the November newsletter.



Canvas Tote Painting Event October 30th

Come to the Community Center on **October 30th** from **2:00pm to 4:00pm** to paint and turn a canvas tote into a work of art. At this event, a local artist will teach participants how to paint a design on a tote bag to keep or give as a gift. Cost is \$20 per person to paint one tote bag. No refunds, no exceptions. Sign-ups start October 1st and close October 23rd. Registration will be open during this time or until this event is full.

This event is for participants 14 years of age and older. Only 2 max sign-ups per registrant. This event is for Broadlands Residents Only. Broadlands Community Center is located at 43004 Waxpool Road. To register, visit broadlandshoa.org/events/tote2022/.

Santa Claus is Coming to Town!

Mark your calendars for the most magical event of the year: Friday, December 2, 2022 from 4:30pm - 8:30pm. Be sure to keep an eye out for more details in the November newsletter.

Calling All Elves: We need your help! Volunteer positions available - a fun way to earn some community service hours, meet great people, or earn your way back on the nice list!

For more information contact Jennifer DeFlorio at jdeflorio@momentumdrivensolutions.com.

Holiday Market is Coming to Broadlands Saturday, December 3rd, 2022!

Come check out the creative vendors that participate in this wonderful event. The Holiday Market will be held at the Nature Center Parking Lot and is scheduled from 12:00pm – 3:00pm. **Rain date is December 4th same time and location.**

We will post a detailed list of crafters and artisans here once available. Please contact Erin Stevenson, erins1822@gmail.com for more information!



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 October News

**Southern Walk Upcoming Virtual
Via Google Meeting**

Monday, September 24th - 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 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 August 2022 Meeting Highlights

- Approved the minutes of July 25th 2022 meeting
- Reviewed & discussed updates from the Future SWHOA Committee
- Reviewed monthly financials and delinquencies
- Held hearings for delinquent owners
- Review FY21 Draft Audit

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

A Clutter Free Fall Closet With These Three Tips!

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

The cooler weather has arrived and new fall fashions are out. It's so easy to click on "add to cart" or grab something new every time you are out. Those new fall sweaters can be so tempting! But buying without a plan can easily result in a cluttered closet. Before you start buying, take a look at these three tips to prevent a closet full of clothes you don't wear.



1. Take an inventory of your closet

Organize your closet with "like" items together - all of your sweaters in one section, pants in another, etc. Really look at what you have. Do you have five grey sweaters? Are all of your pants black?

2. Determine what you want to add

Now that you know what you have, figure out what you want to add to your wardrobe. Do you have a lot of black sweaters but no navy? Add that to your list. Build your plan before you start to buy. This is also helpful when you are buying new fall/winter clothes for your kids too.

3. Don't buy it just because it's "on sale"

Sales can easily trap you into buying items you don't really love or need. This results in a cluttered closet full of items you don't wear. Refer back to the items you want to add before buying.

These tips also go for shoes, accessories and coats. Spend the time to go through what you have (or let me help you!). When you have items in your closet that you love, you will want to wear them.

Happy Shopping!

Broadlands Moms of College Students



Broadlands College Moms gather for their first care package packing party of the school year. If you would like to be a part of this group, visit facebook.com/groups/440477670015455 "Broadlands Moms of College Students"

THE REAL ESTATE MARKET IS CHANGING... WHAT DOES THIS MEAN FOR YOU?

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COMPASS



A Note From Supervisor Glass

Dear Broadlands Residents,

I am providing this write up as an update 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.

The application appeared at the Board of Supervisors Public Hearing on Wednesday, September 14th and I held a community meeting at Eagle Ridge Middle School on Monday, September 12th. No final action was taken on the proposal at the Public Hearing. The rezoning application is scheduled (though subject to change at the time of writing this letter) to appear for a final vote of approval or denial at the Board of Supervisors Business Meeting on Tuesday, October 18th. That meeting will take place at 5:00pm at the Loudoun County Government Center (1 Harrison Street SE, Leesburg, Virginia 20177). Public comment will be allowed both in person and over the phone. The official documentation packet for the October 18th meeting will be released on the evening of Thursday, October 13th and will be available at [Loudoun.gov/Meetings](https://loudoun.gov/Meetings).

In my letter last month, I was unable to provide traffic generation numbers and student generation numbers for the application due to a recent reduction in the number of units to 779 residential units. However, I now have those numbers to provide.

The proposed development is estimated to generate on average 3,537 vehicle trips each weekday from the site. Under the currently allowed zoning, the property could develop under a range of employment uses, though the only alternative stated by the developer is a data center. For the purposes of traffic generation, if the site were to develop with the maximum density of a traditional office building campus, the site would generate 9,939 average trips each weekday. Since data center is the alternative, I asked for an analysis of the trip generation if the site were to develop under the maximum density for data center. That maximum density would be 1,003,800 square feet of data center, which is estimated to generate 1,288 average trips each weekday.

The study used to analyze traffic was performed in 2021. The study used a mix of traffic numbers taken

in 2018, 2019, and 2021 to guide the review. This was done to help offset any effects the pandemic might have had on traffic counts during the official study period in 2021.

The use of a multi-year approach is in line with guidance from the Virginia Department of

Transportation and Loudoun's Department of Transportation to perform traffic analyses in the pandemic time period. The traffic study also did take into consideration anticipated traffic increases along Broadlands Boulevard due to the future Ashburn Recreation and Community Center, the under-construction 60 homes at Broadlands Hillside, and the possible 163 units that have been submitted for a rezoning at Broadlands Section 104 by the Lidl and Royal Farms. Loudoun County's traffic engineers have reviewed the traffic study associated with the Hyde Park proposal and have identified no issues with the study. It adequately estimates the number of traffic trips that would be generated by the development. The entire traffic study for the Hyde Park application can be read by searching "ZMAP-2021-0006" at [Loudoun.gov/3362/LOLA](https://loudoun.gov/3362/LOLA).

The projected student generation rate of the proposed development is 171 elementary school students, 95 middle school students, and 131 high school students, for a total of 397 students. This is calculated using LCPS's Student Generations Factors (SGF), which are mathematical calculations LCPS has used for the past decade to predict future enrollment in the school system. The equation uses the current LCPS enrollment pulled on September 30th of that school year. The type of residential units those enrolled students live in are pulled from the county tax rolls, and then used to calculate how many students live in each type of unit in certain areas of the county. The calculations of how many students live in each type of unit (single family detached, single family attached, and multifamily units) is then used to predict how many students would move into new houses of that unit type that might be built. For example, if on average there is one LCPS student for each single family detached home in Ashburn 20148, then we can assume that if new single family detached home

Supervisor Glass continued on page 15



Come shop and sell at private residences throughout the Broadlands neighborhood

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. 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

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. The HOA will be publicizing the yard sale in the Loudoun Times-Mirror and The Washington Post.

RAIN OR
SHINE

New Dominion Energy Program Offers Instant Rebate on Smart Home Kits

Submitted by: Amber Stewart of VEIC

Have you ever wondered what it would be like to monitor the energy usage of appliances, right from your smart phone? Or turn off lights in your home using your home voice assistant?

New Smart Home technology helps customers do just that, all while helping save energy and being more aware of the electric use in their home. To help customers adopt this new technology, Dominion Energy is offering eligible customers in Virginia as well as North Carolina rebates on smart home products.

The Smart Home program gives customers the opportunity to purchase a smart home kit on the program website, smarthome.domsavings.com, with an instant \$25 rebate. The base kit includes a Kasa Smart Plug with Energy Monitoring, two Kasa Smart Wi-Fi Plug Minis, the Philips Hue Smart White Ambiance LED Starter Kit and a Philips Hue Motion Sensor.

Customers can enhance their smart home setup by adding an ecobee Smart Thermostat (\$50 rebate) or Sense Home Energy Monitor (\$70 rebate) to their kit purchase, and each is available with an additional instant rebate. The Sense Energy Monitor must be installed in your electric panel by a licensed electrician.

With integration between your smart home devices and your smartphone and / or voice assistant, you'll have increased control over your home's energy use, even remotely. You'll have the ability to put your devices on a schedule, allow devices to perform energy-efficient actions on their own, and connect to other smart technologies.

Learn how you can leverage integrated energy-efficient smart home products to reduce and manage your home's energy consumption. Visit smarthome.domsavings.com for more information and purchase your smart home kit today. Terms and Conditions and eligibility requirements apply. Subject to change at any time.

Ashburn Health & Wellness Fair

Join us at the Ashburn Senior Center on Wednesday, October 19, from 1:30-4:30 PM for the Ashburn Health & Wellness Fair! There will be free health screenings, live demos, giveaways, door prizes, free tune-ups on assistive mobility devices and information from various health and wellness agencies. For more information, please call 571-367-8340. The Ashburn Senior Center is located at 20880 Marblehead Drive, Ashburn, VA 20147.

Crossroads UMC to Host Trunk or Treat

Crossroads UMC will host a Trunk or Treat on Saturday, October 29 from 2:00pm - 3:30pm in their parking lot. The address is 43454 Crossroads Drive, Ashburn, VA 20147.

Bring your decorated car and candy or just bring the kids to trick or treat. *If you are trick or treating only, no registration needed.*

If you want to bring your decorated car and hand out candy, you need to register. Invite your family and friends!

Visit crossroadsnova.org/trunkortreat to register and for more information.

ERMS Together in Education



Link your Harris Teeter VIC card to help Eagle Ridge MS PTA earn bonus dollars through the Together in Education (TIE) program.

- During the 2021-22 school year, Eagle Ridge ranked in the Top 10 nationally for earning over \$3700 in bonus dollars.
- Annual registration is required, and a VIC card can be linked to as many as five (5) schools!
- The Together in Education program is our biggest fundraiser and with the Broadlands community's support, we can exceed last year's earnings.
- Use the QR code to link your VIC card today!

Name of School:

Eagle Ridge Middle School PTA

Our TIE account number is:

5957

Harris Teeter
Your Neighborhood Food Market



Supervisor Glass continued from page 12

is approved, there would be on average one LCPS student for each of those new homes.

The Hyde Park proposal and the whole Broadlands community are in the Dulles North LCPS planning area (20148 ZIP code). The Student Generation Factors for Dulles North from the 2021-2022 school year are .66 students for each single family attached (townhome) unit, and .32 students for each multifamily unit (traditional apartment, condo, 2-over-2, back-to-back, or Tripac). There are 432 townhouse units with Hyde Park, for 285.12 students using the .66 calculation, and 347 multifamily units, for 111.04 students using the .32 calculation. 285.12 and 111.04 is rounded up to 397 total students projected for Hyde Park. This is the exact ratio of students that exist for already occupied townhome and multifamily units in the Dulles North planning area (20148 ZIP code). Since this is the ratio of students that currently live in the Dulles North area, we can assume Hyde Park will attract a similar number of students since they are the same type of units in the same area.

As was stated in the meeting packet for the September 14th Public Hearing, Loudoun County Planning and Zoning staff does not support approval of the Hyde Park rezoning application. This is mainly due to the proposal not complying with the Suburban Mixed Use place type identified for that area in the 2019 Loudoun County Comprehensive Plan. The Comprehensive Plan is a general outline of what type of development the Board would like to see in certain areas of the county. The area with the Hyde Park site is identified as Suburban Mixed Use, meaning the goal is to have it developed with a mix of residential (60%), civic (5%), and commercial (35%) uses. While the Comprehensive Plan is a goal and guide, it is not law and does not force property owners to develop their property a certain way. Therefore, the Board of Supervisors is not able to force the Hyde Park property owner to build a certain development in a certain way. Since the Hyde Park proposal is entirely residential and does not include commercial uses, County Planning staff is against the proposal.

Please reference my letter in last month's Broadlands magazine for further details on the application. 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, by calling at 703-771-5088, or by emailing me at Sylvia.Glass@Loudoun.gov.

Sincerely,

Sylvia
Broad Run District Supervisor



sprout
THERAPEUTIC RIDING
& EDUCATION CENTER
November 6, 2022
& 1k Fun Run/Walk

5K PRE-REGISTRATION: \$30
STUDENTS: \$20
RACE DAY: \$40

1K PRE-REGISTRATION: \$20
RACE DAY: \$30

 Scan Here for more info!

REGISTER!
www.sproutcenter.org/events/sprout-5k/

Includes: Race t-shirt, lunch from Clyde's, age group awards, medals for all kids, team prizes and raffles!

HOSTED BY


SPONSORSHIP OPPORTUNITIES AVAILABLE

PACKET PICKUP SAT NOV 5TH 11AM-3PM @ CLYDE'S
RACE DAY REGISTRATION SUN NOV 6 @ 7:30AM
RACE BEGINS @ 9AM

All proceeds benefit Sprout Therapeutic Riding and Education Center, a 501(c)3 non-profit dedicated to changing lives through partnerships with horses!

Loudoun Wildlife Conservancy October Programs & Field Trips

Submitted By: Doreen Varblow, Loudoun Wildlife Conservancy

Birding Banshee - Whether you're a beginning birder or an expert, you'll be dazzled by the many bird species you'll find at the Banshee Reeks Nature Preserve south of Leesburg. Join Loudoun Wildlife Conservancy and the Friends of Banshee Reeks for the monthly bird walk at this birding hotspot. Bring binoculars if you have them. Registration required: sign-up online. Questions: contact Joe Coleman at jcoleman@loudounwildlife.org. **Second Saturdays: October 8th, 8:00am**

Birding Bles Park - Loudoun Wildlife Conservancy is pleased to offer a regular bird walk at Bles Park, located along the Potomac in eastern Loudoun. More than 175 different species of birds have been observed here in a great mix of habitat. Everyone is welcome, whether you are an experienced or beginning birder. Bring binoculars if you have them. Registration required: sign-up online. Questions: contact Bryan Henson at bhenson@loudounwildlife.org.

Third Sundays: October 16th, 8:00am

Birding BRCES - The Blue Ridge Center for Environmental Stewardship (BRCES) is a beautiful 900-acre preserve in northwestern Loudoun. With its diverse wildlife habitats, including meadows, streams, and heavily forested slopes, BRCES draws a wide variety of birds and other creatures. Join Loudoun Wildlife Conservancy on our monthly walk and see what's there! Meet at the Education Center; bring binoculars if you have them. BRCES is located just north of Neersville at 11661 Harpers Ferry Road (Rte 671); detailed directions at brces.org. Registration required: sign-up online. Questions: contact Joe Coleman at jcoleman@loudounwildlife.org. **Fourth Saturdays: October 22nd, 8:00am.**

Writing in Nature — first Thursdays: October 6th, 11:00am – 12:30pm, Gate House at Morven Park. Join Nancy Morgan, director emeritus, Georgetown Lombardi Arts and Humanities Program, for this monthly opportunity presented by Loudoun Wildlife Conservancy to enjoy the combined health benefits of time spent in nature and writing thoughts and feelings. Writing is often considered a solo, reflective practice, but writing in the company of others can be a supportive, community-building activity that encourages regular practice. Each session is a stand-alone event – come when you are able. Registration is open through the morning of the workshop. Registration required: sign-up online.

Walk for Wildlife Fundraiser - October 1st–31st. Walk for Wildlife is a month-long event in which you see how many wildlife places you can visit and how many species in nature (plant/animal) you can identify, using and posting them to the iNaturalist app. This Loudoun Wildlife Conservancy event is a fun way to get outside and observe, and you can help support our programs that benefit wildlife and healthy habitats. Information on how to register, participate, and/or donate will be forthcoming.

Willowsford Riparian Plantings — Saturday, October 8th, 9:00am – 1:00pm (rain date October 15th). Join Loudoun Wildlife Conservancy for a riparian buffer planting at the Willowsford Conservancy. Riparian buffers are instrumental in filtering pollutants from rainwater runoff before it enters local streams and waterways. We will plant approximately 200 native trees/shrubs and install guards to protect them from deer browse. 50 volunteers needed. Volunteer registration required: sign-up online. Questions about volunteering, contact volunteer coordinator Kim Strader at kstrader@loudounwildlife.org.

Dig Native Plants for Your Garden — Saturday, October 22nd, 9:00am – 2:00pm (rain date October 23rd), JK Black Oak Wildlife Sanctuary, members-only event. In preparation for the wetlands mitigation project in the east meadow at JK Black Oak, plants from the project area are being relocated on the property. During this one-time event, Loudoun Wildlife Conservancy members are invited to dig plants for their gardens. The east meadow is full of attractive native plants, including many not sold by nurseries. A list of available species will be provided on the website, and volunteers will be on hand to help you identify the plants. You'll need to bring your own shovel as well as pots, bags, or boxes to hold the plants you dig. Ticks and poison ivy are present in the meadow so long pants and sleeves, gardening gloves, and insect repellent are recommended. Registration required and limited: sign-up online. *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.*

Fall Color Walk - Saturday, October 22, 2:00pm - 4:00pm, Hill School, Middleburg (tentative). As the days get cooler and frost is in the air, deciduous trees and shrubs put on an autumn show in all shades of red, yellow, orange, and purple. Join Emily Southgate and Loudoun Wildlife Conservancy for a walk in the woods to enjoy all the colors that Mother Nature provides this time of year. We'll discuss various tree species and why trees change their color in the fall. Limit 20. Registration required: sign-up online.

Hail to the Trail — Sunday, October 23rd, 1:00pm - 4:00pm. Hail to the Trail celebrates environmental recreation, exploration, and education. Hail to the Trail – the annual Purcellville Green Expo is hosted by the Town of Purcellville's Tree and Environmental Sustainability Committee. This event is free and open to the public, and is great for families, students, and scouts. Loudoun Wildlife Conservancy will lead a hands-on activity about the environment. Come for guided nature walks, tree planting, the town's annual Arbor Day celebration, live animals, plastic bag collection, live music, nature art projects and games, displays, energy activities, and more. For more information, visit purcellvilleva.gov/999/Hail-to-the-Trail---Purcellville-Green-E



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

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 if you are interesting in helping.

Goulishly Fun Halloween Events Around Town

October 8 – Shocktober™ Haunt Party & Concert

Ion International Training Center - Proceeds benefit The Arc of Loudoun, thearcofloudoun.org/events

October 7 - October 31 – Summit Ropes Creepy Climb

Over 120 haunted obstacles and special effects, summitropes.com/adventure-pass/creepy-climb

October 22 – Monster Mash

Village at Leesburg - pumpkin carvers, Trick or Treating, pumpkin decorating, costume contest parade for you and your pets. villageatleesburg.com/events/monster-mash

October 26, 27, 29, 30 – Haunted Trail

Family friendly .6-mile trail with actor scenes, eventbrite.com/d/united-states--virginia/haunted-trail

October 29 – 4th Annual Halloween Bark Bash

One Loudoun - Halloween-themed festival, trick or treating, adoptable dogs, music, costumes, and animals galore, downtownoneloudoun.com/events/4th-annual-halloween-bark-bash

October 30 – October Tea

Halloween-themed tea at Oatlands English scones, Devon cream, classic tea sandwiches and sweets, local preserves, and Oatlands' exclusive tea blend, oatlands.org/event/halloween-tea

October 31 – Leesburg Halloween Parade

Downtown Leesburg - Halloween parade in Leesburg sponsored by the Leesburg Kiwanis Club - one mile down King St from Ida Lee Field to Safeway, k04757.site.kiwanis.org

SPOOKTACULAR TOUR OF HALLOWEEN DÉCOR



Even though the Broadlands Halloween Décor Contest will NOT be held this year, we can still celebrate your spooktacular displays. Just add your address to be included on our online map of decorated homes to tour.

To add your home:

broadlandshoa.org/halloween-tour

To view map of homes:

broadlandshoa.org/halloween-map

This is a self-guided tour.

SUNDAY
OCTOBER
23RD

KIDS HALLOWEEN PARADE



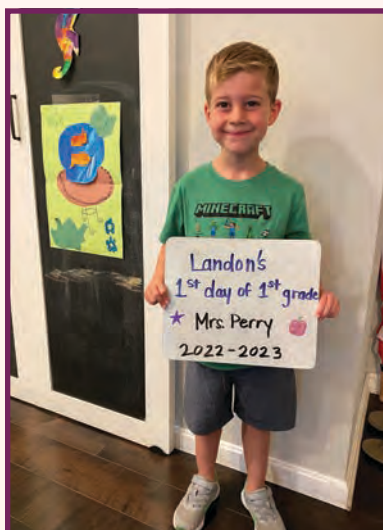
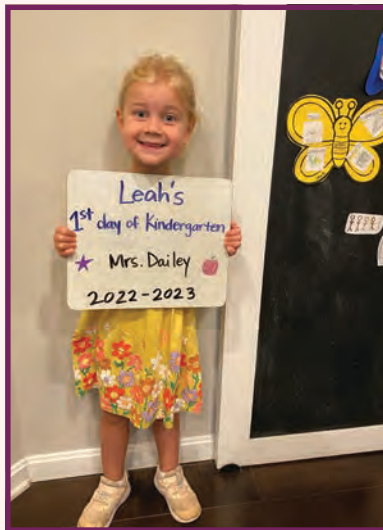
COSTUME PARADE STARTS AT 3:00PM

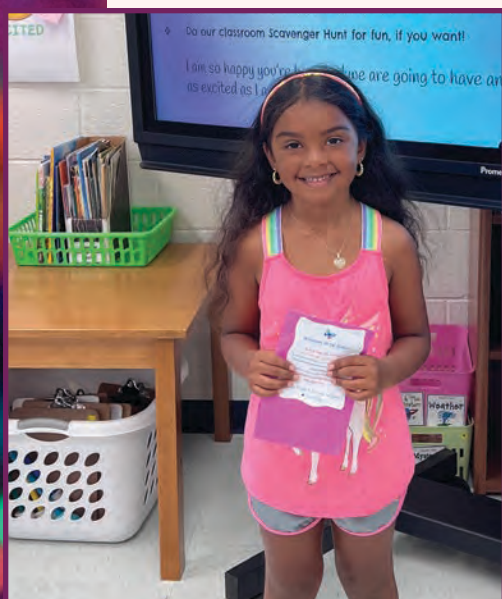
ACTIVITIES AT HILLSIDE PARK UNTIL 4:30PM

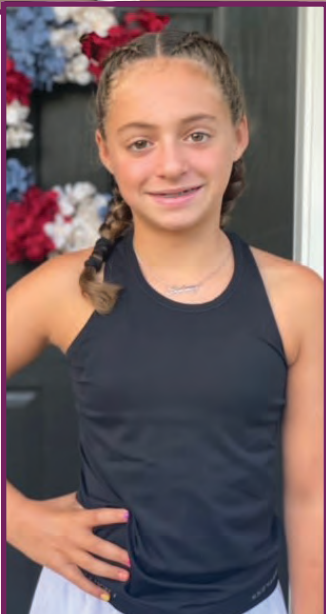
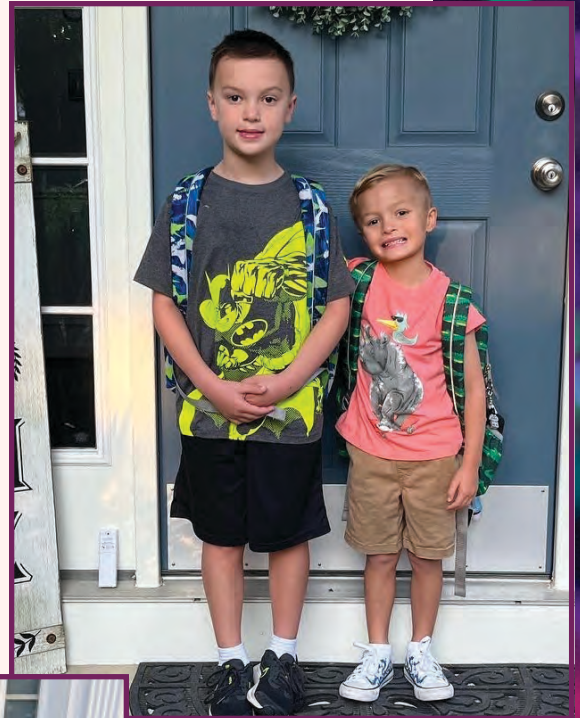
- The parade starts at 3:00pm, at the path next to the Community Center parking lot (on Waxpool Rd), then proceed through the tunnel and around Hillside Park.
- Activities & Fun at Hillside Park until 4:30pm!
- Wagons and strollers are welcome in the parade!
- Adult supervision is required.

In case of rain, treats will be distributed at the Community Center at 3:00pm.









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Installation & Repair of Roofing,
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or Mike.Rosario@verizon.net

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BEST TOASTS FROM COAST TO COAST



ENJOY 25% OF ANY TOAST

MUST PRESENT COUPON FROM HOA NEWSLETTER

VALID AT ROBEKS BROADLANDS CENTER:
43145 BROADLAND CENTER PLAZA, SUITE 117, ASHBURN VA
703.687.4027

25% OFF ANY TOAST WITH THIS COUPON. MUST PRESENT COUPON. VALID UNTIL 12/31/22 ONLY AT BROADLANDS LOCATION.

October Broadlands Adult Tennis & Pickleball Social and Junior Play Day

Blue Chip Sports Management and On the Line Tennis are excited to bring the next set of *free* social events to the Broadlands Community.

Tuesday, October 4th, 6:00pm-8:00pm:

Tennis & Pickleball Social: open to all levels of tennis and pickleball players (ADULTS ONLY). 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: 10/11)

Saturday, October 8th, 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: 10/15)

ALL EVENTS LOCATED AT THE NATURE CENTER COURTS

LINK: <https://forms.office.com/r/5QmhqT8ykW>

QR CODE:



*Tennis Session #4 began the week of September 26th.
Classes are pro-rated to join at any time. Book online
at <https://otltennis.com/bookonline>*

Broadlands Area Clubs and Groups

Includes **Broadlands** and surrounding **Ashburn** area clubs and groups. To be included on this list or if your club has an announcement or an event you would like published, please email nihanainen@broadlandshoa.com.

ASHBURN/BROADLANDS WOMEN'S BIBLE STUDY

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

ASHBURN TOASTMASTERS

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

BRAMBLETON LADIES GOLF LEAGUE

Brambleton Ladies Golf League welcomes new members. We are a fun, friendly group playing at Brambleton Golf Course on Monday mornings from April through October. Check us out at www.brambletonladiesgolf.org or call Sara Carlin at 703-723-3000.

BROADLANDS EVENTS COMMITTEE

The Committee will meet on **Tuesday, October 4th, 6:30pm 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.

BROADLANDS LIVE! COMMITTEE

Broadlands relies on volunteers help to make the concert season a success. Email Jason at BroadlandsLive@broadlandshoa.com to help him figure out how you can contribute to the success of the concerts. **These concerts won't happen unless we have volunteers.**

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) meets at Hillside ES; and Cub Scout Pack 1484 (Pack1484.org) meets at Mill Run ES. To learn more about us, please visit BeAScout.org.

CONSERVATION LANDSCAPING COMMITTEE

Organizes wildlife habitats, eco-friendly living and native plants related programs and events. The Committee works with the NWF, Broadlands HOA and residents to achieve our annual goals. To learn more, visit BroadlandsNaturally.org.

GIRL SCOUTS

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

GRIEF SHARE SEMINAR/SUPPORT GROUP

GriefShare recovery seminar and support group meets at Our Savior's Way Lutheran Church in Broadlands on Monday nights. For more info, please call Beth Anton at 703-470-8821 or visit griefshare.org.

MOMS CLUB OF ASHBURN

MOMS Club stands for Moms Offering Moms Support. Ashburn resident moms that organize events for us and our

young kids. For more info, please contact Kirsten Barger at miller.kir@gmail.com or ashburnmomsclub@yahoo.com.

MOMS IN PRAYER – BRIAR WOODS

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

MUSIC ON THE HEIGHTS

We host monthly concerts in our home, usually second Saturdays of the month. Mostly acoustic, some electric, this series features both local and traveling musicians of various genres. For more info email musicontheheights@gmail.com.

PRE-TEEN AND TEEN ASPERGER'S SOCIAL SKILLS GROUP

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

ROTARY CLUB OF ASHBURN

The members of the Rotary Club of Ashburn are heavily involved in serving our Ashburn community. Currently we are meeting remotely via Zoom on the first and third Thursdays of the month. We love visitors and welcome them. Please email us at ashburnrotary@gmail.com if you would like the link for the meetings.

BROADLANDS TECHNOLOGY COMMITTEE

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



Photo courtesy of Julie Holstein



Mulch and Landscaping Safety

Submitted By: Loudoun County Fire and Rescue

Hundreds of mulch fires are reported every year. Because they occur predominately in spring and summer when vegetation and landscaping materials become dried out they are easily ignited. The Loudoun County Fire Marshal's investigations have repeatedly shown that these mulch fires often result from improperly discarded smoking materials as smokers frequently discard lit smoking material onto the landscaped areas as they enter or exit a building. In addition, smokers also dispose of smoking material from elevated balconies onto mulch covered ground. Many mulch fires smolder for hours until igniting surrounding materials such as wood decks or exterior combustible walls. Once this happens, fire quickly spreads up the exterior walls into the attic areas, often bypassing smoke alarms and sprinkler systems, causing great risk to occupants.

To reduce the potential for a fire in landscaping mulch, follow these guidelines:

- Never discard smoking material into mulch, potted plants, dried grasses, or leaves.
- Recognize hot and dry spells, along with windy conditions which allow mulch fire to start more readily.
- If you smoke, PLEASE use the provided receptacles to discard your smoking material.
- If you see anything smoking in a landscaped bed,

put it out if you can and report it to someone inside the building.

- Immediately report smoke or fire in a mulch bed via 911
- Provide proper receptacles for smoking materials at all entrances to public buildings and in designated smoking areas. Do not use mulch in or near these areas.
- Provide a minimum of an 18-inch clearance between mulch beds and combustible building materials.
- Consider the use of non-combustible materials such as; river rock, pea gravel, or crushed rock for these 18 inches especially around grass and electrical meters,
- Keep landscaping mulch beds moist if possible.





AVFRD October News

Lots of fun activities at AVFRD in October!

Fall Open House on Sunday, October 9th, 11:00am-3:00pm: Come out with family and friends to see what we're up to. For more details, visit <https://ashburnfirerescue.org/news-events/open-house/>.

Pumpkins, Cornstalks, Gourds, & more until sold out October 14, 15 & 16: Station 6, Ashburn Road. For each day's hours and more details, visit ashburnfirerescue.org/event/come-visit-our-pumpkin-patch-at-station-6/.

Volunteer Interest Meeting on Tuesday, October 25th, 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.

Save the Date For:

Noon Pancake Breakfast, Sunday, November 11th, 8:00am - 12:00pm: Purchase tickets at the door or online at ashburnfirerescue.org/go/pancake.

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/ or email: 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, ashburnpianoservice.com.

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 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.

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, (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.

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:

Beauty on a Budget. Skin care packed with multiple benefits. Special offers you don't want to miss. Free samples so you can try before you buy. Customized free makeovers and expert tips. Shop at your convenience with my personal delivery. No crowds. No parking hassles. No drain on your gas tank. What better way to get all your skin care and makeup! Contact Deborah at marykay.com/dleben or DeborahLebenMK@gmail.com or 703-217-4583 or Facebook, facebook.com/groups/DazzlingDiamondsYes.

BROADLANDS

HOW TO PLACE A CLASSIFIED AD

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

MONTHLY RATES:

• **Resident Rates** - \$15.00 per ad (*For Sale ads are free for Residents only*)

• **Non-Resident Rates** - \$25.00 per ad

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

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

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 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 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

General Mailbox: 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 ♦ ar.dcmetro@fsresidential.com

Mail Payments To:

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

BROADLANDS ASSOCIATION STAFF

General Manager: Sarah Gerstein ♦ sarah@broadlandshoa.com

Covenants Manager:

Suzan Rodano ♦ covenants@broadlandshoa.com

Newsletter Editor & Events Committee Liaison:

Natalie Ihanainen ♦ Natalie@broadlandshoa.com or

events@broadlandshoa.com

Newsletter Advertising Manager & Resident Services Director:

Stassa Collins ♦ stassacollins@broadlandshoa.com

Modifications and Resale Manager:

Robin Crews ♦ rcrews@broadlandshoa.com

Community Outreach Coordinator, Pool Liaison:

Julie Holstein ♦ julie@broadlandshoa.com

Reception: Joanne Hang ♦ joannehang@broadlandshoa.com

Administrative Specialist: Amy Streater ♦ amy@broadlandshoa.com

BOARD OF DIRECTORS

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

Vice President:

Eric Bazerghi ♦ eric@thehouse.net, 571-207-6505

Secretary/Treasurer:

Dawne Holz ♦ 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

Conservation Landscape: Oya Simpson ♦ osimpson@broadlandsnaturally.org

703-725-8040*see Clubs & Groups

Events: Natalie Ihanainen ♦ events@broadlandshoa.com

*see Clubs & Groups

Swim Team: broadlandsswimteam.org

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

Modifications: Robin Crews ♦ rcrews@broadlandshoa.com

Advertising Directory

CHARITY EVENT

Sprout Therapeutic Riding & Training Center 15

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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

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INSIDE PLACEMENTS:

	PRICE Month to Month	PRICE 6+ Months Prepaid Discount	PRICE 12+ Months Prepaid Discount
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• Quarter Page (3.75" wide x 5.00" tall)	\$225	\$215	\$200
• Half Page	\$430	\$400	\$375
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OUTSIDE COVER PLACEMENTS (Contact for Availability):

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SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

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



Broadlands Homeowners Association

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