

DECEMBER 2022

Our Neck of the Woods

BROADLANDS

Official Newsletter of the Broadlands Homeowners Association

*Happy
Holidays*



Please note 2023 assessment changes on pages 12 and 13

We're a Different Kind of Contractor



Since 1980, S&K Roofing, Siding and Windows has provided the community with quality work done with honesty, integrity, and respect. We offer a no-hassle approach to home improvements. No pressure. No obligation. Contact us today for a free estimate on your next project. You can trust that when you choose us, your experience will be Worry Free. Guaranteed.

Visit our website
for information on
No-Money-Down
**0%
Financing**

MHIC #21080
VA License #2705 105665

SKRoofing.com • 866-836-7663



TRUSTED SINCE 1907
HODGES
WINDOWS & DOORS

**D.C. Metro's
Most Trusted Window
& Door Company**

703.532.0184
hodescompany.com

44190 Waxpool Road, #192, Ashburn, VA 20147
120 W. Jefferson Street, Falls Church, VA 22046

LOCALLY OWNED • LICENSED AND INSURED



ProVia
THE PROFESSIONAL WAY

**\$200
OFF**
**Provia entry
doors, installed**
(does not include storm doors)

**10%
OFF**
**Vinyl
Windows**

TRUSTED SINCE 1907
HODGES
WINDOWS & DOORS

ProVia
THE PROFESSIONAL WAY

TRUSTED SINCE 1907
HODGES
WINDOWS & DOORS

ProVia
THE PROFESSIONAL WAY

BROADLANDS



IN THIS ISSUE:

Holiday Trash and Tree Collection	7
Holiday Painting Event	9
Scoop the Poop	9
Speed Hump Vote.....	10
2023 Budget	12-17
Local Holiday Events	18
Visit Santa at Broadlands Winter Wonderland	19
Preventing Carbon Monoxide Poisoning	20
Broadlands Holiday Market.....	21
December Wildlife Conservancy Programs	23
Winter Safety Tips.....	24
Christmas Tree Safety	26

EVERY MONTH

Board of Directors Meeting Info.....	3
This Month's Calendar.....	4
Manager's Message.....	5
Modifications Information	6
Covenants Corner.....	8
Clubs & Groups.....	25
Useful Numbers.....	27
Classifieds.....	28
HOA Contacts.....	29

Board of Directors Upcoming Virtual Meeting Tuesday, December 13th - 6:00pm

Board Meetings Information

Monthly meetings are held virtually on the second Tuesday of the month at 6:00pm. Residents are welcome to observe the public portion of meetings and to address the Board during the 'Homeowner Forum' section of the meeting. Check website for login details.

Board of Directors November 8th Meeting Highlights

- Approved the minutes of October 8th, 2022, meeting
- Discussed a developer request from Hyde Park
- Approved engaging in a five-year agreement with On the Line Tennis in partnership with Blue Chip Tennis Sports Management for professional tennis services
- Approved a proposal from Conservation Services, Inc. for reforestation plantings around Burnt Hickory Pond
- Approved a proposal from FirstService Residential for financial management services for 2023-2027
- Approved a contract addendum from High Sierra Pools for the 2023 pool season
- Approved a proposal from Heritage Landscape Services for landscape maintenance for 2023-2027
- Approved the 2023 Budget and Assessments
- Held five 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.

DECEMBER

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY



1

2
International Day for
Abolition of Slavery
Visit Santa at
Broadlands Winter
Wonderland
4:30pm - NC grounds

3

Holiday Market
12:00pm - NC parking
lots

4

National Cookie Day
Holiday Painting Event
- glass ornament and
wine glass painting
drop in
1:00pm-3:00pm - CC

5

International Volunteer
Day

6

Finnish Independence
Day

7

Pearl Harbor
Remembrance Day
Modification
Subcommittee
Submissions Due
12:00pm - NC

8

Newsletter submissions
due - 12:00pm

9

10

11

12

13

National Cocoa Day
National Day of the
Horse
HOA Board Meeting
6:00pm - Virtual

14

Modification
Subcommittee Meeting
7:00pm - Virtual
Tech Committee
Meeting
7:30pm - NC

15

Bill of Rights Day

16

17

National Maple Syrup
Day
Wright Brothers Day

18

Hanukkah Starts

19

20

21

Start of Winter (Winter
Solstice)

22

23

HOA Offices closed for
Christmas Eve

24

Christmas Eve

25

Christmas Day

26

Kwanzaa Starts
Boxing Day
HOA Offices closed for
Christmas

27

28

29

30

HOA Offices closed for
New Years

31

New Year's Eve

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

VDOT Speed Hump Vote

Following resident concerns regarding speeding on neighborhood roads, the Broadlands Board of Directors submitted a request to Loudoun County Department of Transportation and Capital Infrastructure (DTCI) to conduct engineering studies on roads where speeding had been reported. In 2019, DTCI developed a residential traffic management guide that outlines the process by which owners and homeowners' associations can request traffic calming measures on the public residential roadways within their communities. To qualify for such the engineering study, a road must meet eligibility requirements as follows: it must be a VDOT owned and maintained road; it must be a neighborhood street where residents connect to roadway via driveways; and it must have a posted speed limit of 25MPH or less. The roads studied were Chickacoan Trail Drive, Demott Drive, Glebe View Drive, Ridgeway Drive, and Village Drive. The studies were performed in September 2021. DTCI placed traffic monitoring devices in selected areas and monitored traffic volumes and speed over a 48-hour period. A roadway can qualify for proposed traffic calming measures if it meets the following measures: traffic volumes between 600 and 4,000 vehicles per day; 85th percentile observed speed must be 10MPH or more than the posted speed limit, so 15% or more of the vehicles must be going 10MPH or greater over the speed limit. Portions of Chickacoan Trail Drive, Demott Drive, Glebe View Drive, and Ridgeway Drive qualified, but Village Drive did not. Complete details of the study, including the data collection locations and the time speed reports can be found on our website.

Following their study, DTCI developed a conceptual plan that recommends the installation of speed humps in specific locations on each of the qualifying roadways. The proposed speed humps are 10-foot wide and three inches tall. DTCI worked with all affected stakeholders, including Loudoun County Sheriff's Office, Virginia Department of Transportation, Loudoun County Public Schools, Department of General Services, Department of Fire, Rescue & Emergency Management, Loudoun County Board of Supervisors, and volunteers from Broadlands Association. The affected homes were broken down into four separate sections based on frequent travel routes and proximity to the proposed humps. Each of the four ballot areas are independent of each other. In other words, residents off Glebe View Drive are voting related to speed humps on that road, residents off Demott Drive are voting related to speed humps on that road. There may be some sections that receive enough support to install humps and some that do not. Each section votes independent of the other sections.

Speed humps cannot be installed on inclines as they create ice dams, they cannot be installed near

storm drains, and care and consideration were taken by county staff to try to minimize the impact and viewshed on fronting residences. The installation of speed humps requires greater than 50% of the affected homes in each of the areas to vote in favor. A vote not cast is considered a no vote. DTCI has mailed out postcards to over 1,000 residents in each of the four areas, asking them to log on and cast their vote. Each post card has a unique ID number associated with the unit. There is a 30-day window in which the votes can be cast, November 16 through December 16. No votes will be accepted outside of that window. If there is less than 51% support from the residents in each area, the speed humps cannot be installed in that area and another engineering study and traffic calming measures cannot be requested for another five years. If you are on the affected address list, which can be found on our website and you have misplaced or did not receive your postcard, you may request your ID number via email. Requests must be submitted before November 30th to dept-tci-rtmballot@loudoun.gov and must include full name and address and may include phone. Only one vote per unit is permitted and votes can be cast by the resident of the unit, whether owner or renter.

I encourage you to take time to review all the information provided to make an informed decision on the suggested traffic calming measures. Please check out <https://www.loudoun.gov/rtmballot> for more information and go to <https://lfportal.loudoun.gov/Forms/Ballot-Form> to cast your vote. There is a link on the ballot form to an interactive map, which can also be found directly at <https://loudoungis.maps.arcgis.com/apps/webappviewer/index.html?id=598160259b014f42b23d6fe14e199aa8>. A voting flyer can be found on page 10.

Until next time,

Sarah

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



Modifications Information

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

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

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

Modifications Subcommittee Submission and Meeting Dates

Submission Deadline By Noon	Meeting Date
December 7th.....	December 14th
January 11th	January 18th
February 8th	February 15th
February 22nd.....	March 1st
March 8th.....	March 15th

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.



Holiday Trash and Tree Collection

Christmas Day (Sunday, December 25th):

No Change

This holiday does not impact regularly-scheduled residential collections this year.

New Year's Day (Sunday, January 1st):

No Change

This holiday does not impact regularly-scheduled residential collections.

Christmas Tree Collection:

- All tinsel and decorations must be removed, and trees should not be placed in plastic bags.
- Christmas trees will be collected during the first two (2) Mondays of January on yard waste collection day. Please look at the column on the right for waste collection day.
- Collection of Christmas trees may be impacted by the national labor shortage; if a tree is placed curbside for collection on yard waste collection day and is not picked up, please **LEAVE IT OUT** at the curb and collection will be completed as soon as possible.

An Application is Required for Storm Doors

Approval is required for front and rear storm doors.

According to the door design guidelines:

- Storm doors must be finished the same or complimentary color as the entry door they enclose or the surrounding trim.
- Storm door hardware including kickplates must match the entry door hardware in color and finish.

Please refer to the door design guidelines for more details and submission requirements at www.broadlandshoa.org. Click on "Design Guidelines" tab from the homepage.

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.

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.

SWHOA December News

No December Meeting

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 October Annual Meeting 2022 Highlights

- Approved the 2021 Annual Meeting Minutes
- Reviewed updates from the Future SWHOA Committee
- Reviewed monthly financials and delinquencies
- Elections – One open seat. No candidates, one open seat remains. If you are interested in serving on the Southern Walk HOA Board of Directors please contact Laura.Marshall@fsresidential.com

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>.

2023 SWHOA Assessments will DECREASE to \$75.00 per month starting January 1, 2023. 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

Covenants Corner

Trash Cans and Recycling Bins...One More Time

As we continue muddling our way through these still unique times, trash cans and recycling bins being left outside on non-trash days remain a problem within the community. For residents not listing homes for sale this may not be an issue, but those that are, have a different viewpoint. For sellers and concerned homeowners, esthetics are very important. The overall appearance of our community has a direct effect on their property values.

Trash and recycling containers are collected on Mondays and Thursdays of each week unless notified otherwise. On an average non-trash collection day, there can be upwards of 250 visible trash containers throughout the community. Consequently, in one month, there may be as many as 5,000 violations noted. Undoubtedly, it is not a pretty picture to turn onto one of the beautiful streets in your community and see trash cans lined up along both sides of the street, laying in the streets, trash blown onto lawns, and trash containers sitting in front of garages.

As a community, we need to reduce the numbers of these occurrences. Covenants is doing all that we can, but we would like to educate and work with our residents to rid the community of this ongoing issue.

To help reduce these types of violations, please follow these suggestions:

- Write your house number on your trash container and recycling bin. Patriot Disposal allows you to print your house number on both sides of your containers. Doing so will cut down on lost containers, someone mistaking your container for theirs, or a violation notice sent to you in error.
- If you have a fenced in rear yard, the trash container and recycling bin can be stored inside the fence. Stored there, it will be considered to be stored out of open view.
- Apply for a trash enclosure on the side of your home to store your containers. There are numerous examples in the community. The application process is simple and no cost to you.
- If you are worried about catching COVID-19 or other diseases, sanitize the trash can and recycling bins' handles and lids before pulling it into your garage.
- Lastly, if you have a broken container, contact Patriot Disposal at 703-257-7100 for a free replacement.
- Trash and recycling containers are collected on Mondays and Thursdays unless notified otherwise.
- Trash/recycling containers may be placed at your curbside after 4:00pm the day before collection. They also must be removed by 9:00am the following day. It is a violation of our covenants to leave or store your trash/recycling containers in public view if it is NOT a pickup day.

By helping to lower the number of trash cans and recycling bins left out on non-trash days, you will be helping to keep Broadlands a beautiful place to live. You will also be helping to keep property values high. Please contact me if you wish to discuss this matter or if you have any other suggestions.

Thank you, Suzan - Covenants Manager
Covenants Office: 703-520-9903
covenants@broadlandshoa.com

Time to Get Into the Holiday Spirit at the Broadlands Holiday Painting Event

Glass Ornament and Wine Glass Painting

Paint your own creation or copy one of the sample holiday designs at this festive event. No signups necessary.

Drop by the Community Center located at 43004 Waxpool Road anytime between 1:00pm - 3:00pm on Sunday, December 4th.

This free event is for Broadlands residents 12 and older. Please see samples below.



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 over 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.

Give Back to Broadlands, Have a Great Time & Meet New People By Joining the Events Committee

We are a close knit group of social gals and guys who brainstorm, schedule, and plan the awesome events that the HOA hosts year 'round.

All you need to do is show up and be ready to have fun! For more information, email Crystal Boswell at events@broadlandshoa.com.



VOTE
Ongoing -
December 16th

Traffic Calming Measures in Your Neighborhood

Visit loudoun.gov/rtmballot

To vote, click on the Broadlands Community tab, input your alpha-numeric code found on the mailed postcard and vote. This traffic calming measure includes four ballot areas. For voting, please identify which ballot area you reside in. The alpha-numeric code begins with your ballot area number.



The traffic calming measure locations are approximate and not to scale.

For questions, contact the Department of Transportation and Capital Infrastructure (DTCI) at dept-tci-rtm-ballot@loudoun.com.

Due to post office delays, your postcard may arrive prior to the start date or several days after the start date. Thank you for your patience.

Official App for Broadlands Association, Inc.

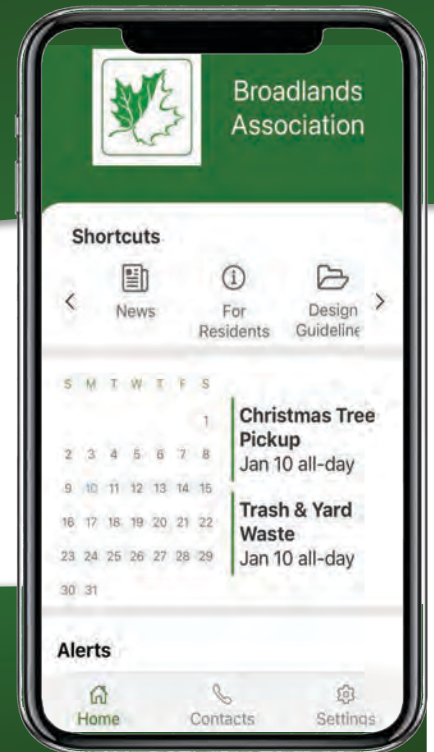
BROADLANDS MOBILE APP

STAY CONNECTED!

FEATURES

- ✓ Easy Access to Community Calendar, Resident Information, Design Guidelines, HOA Contacts & Website Posts
- ✓ Receive Real-Time Alerts for HOA News & Events
- ✓ Sign Up for the Broadlands Blast via the App

To download the app, go to the Apple App Store or Google Play Store on your mobile device and search for "Broadlands HOA." Or Scan QR Code...



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

SIGN UP FOR MY NEWSLETTER
& RECEIVE BROADLANDS LATEST
REAL ESTATE UPDATES
AND ENTER TO WIN A
BENJAMIN MOORE PAINT
GIFT CERTIFICATE!



Scan here to
Enter our Drawing

1 Drawing each month (October - December)



**Patricia
Gallardo**

Broadlands
Resident
& Realtor



Gallardo
REAL ESTATE GROUP

www.gallardorealestategroup.com



703-980-4594

patriciagallardo@compass.com

Office: 703-783-7485

COMPASS



REALTOR®
EQUAL HOUSING
OPPORTUNITY

BROADLANDS

Association, Inc.

Dear Homeowners,

The following pages present the approved 2023 Operating Budget for Broadlands Association, Inc. as approved at the November 2022 Board of Directors Meeting. As done every year, the Board of Directors and Management work diligently to control expenses and generate income to keep assessments as low as possible, while continuing to provide quality services and amenities to the community. Not unlike 2021, this year was a challenge and many expenses in our lives have increased significantly or have become hard to come by due to rapidly rising inflation, fuel prices, increases in minimum wage, labor shortages, and increased material costs.

The Board voted to offset a projected \$99,678 budget deficit with prior year members' equity, but an increase in assessments is necessary to meet budgeted expenses for the Association. Therefore, the Board of Directors approved a \$4.00 monthly increase in the General Assessment – from \$69.00 to \$73.00, which all homeowners (single family, town home, and condominium owners) pay equally to cover the common expenses of the association, such as community buildings, pools, tennis courts, trails, tot lots, events, common area landscaping, and administration. Significant increases are pool management, landscaping costs, addressing dead, dying, or diseased trees, fuel for trash service, mutt mitt supplies and labor for servicing, even the cost of paper for printing the newsletter has increased exponentially. The landscape management contract was re-competed this year and four qualified companies provided pricing. The incumbent, Heritage Landscape Services, provided the best value, but still resulted in a 30% increase on the contract. Pool management costs have risen 10% to accommodate rising insurance, chemicals, and labor costs. Financial management costs have risen to accommodate increases in staffing. All of these items contributed to the need to generate an additional 10% in income for the association.

In addition to the general assessment, Single Family, Town Home, and Demott & Silver Condominium units pay for limited common expenses that service their unit type exclusively. The members can capitalize on the benefit of group buying power to obtain bulk pricing for trash service, private road maintenance, and private lot lawn maintenance on certain units. The costs of these services are passed through to those lots benefiting from those services as a limited common assessment. Fuel surcharges for trash collection have reached as high as 10% this year. The cost of asphalt has increased exponentially. Landscape maintenance has seen a dramatic rise in cost due to fuel, labor, and machinery. Rest assured that the Board and Management have worked diligently to negotiate all contracts and we remain committed to obtaining the best value for the service for our members.

Prior to the January 1, 2023, payment deadline, please review your payment system to be sure it reflects the correct amount. If you pay via your personal bank bill pay, please adjust your payment amount to ensure both timely and complete payments. If you utilize ClickPay, please ensure that you have adjusted the amount to be paid to reflect the 2023 rate or set your account to automatically pay the balance in full, which will accommodate any future changes in the assessments. Many times, owners do not update the payment amount when a new assessment level is established and after several months, an outstanding balance accumulates to that point where a late fee is generated. If your account is set to pay a specific amount, you must update the payment amount for the 2023 rate.

BROADLANDS

Association, Inc.

Assessment payments coupons will be mailed to all owners at the address on file with FirstService Residential. If you have not received your coupons by December 15, 2022, please contact Customer Care Call Center at 866-433-3187 or by email at AR.DCMetro@fsresidential.com. If you participate in ClickPay recurring payments (Auto Pay) through FirstService Residential, you will *NOT* receive a coupon booklet, and the 2023 assessments will be automatically deducted from your account.

Owners can make convenient and secure payments online through ClickPay. Payments can be made via e-Check (free) or Credit/Debit Card (fees apply) for a one-time payment or to set up automatic payments, avoiding a missed or late payment and the Association charging a late fee to your account. To use ClickPay to pay assessments online or to sign up for automatic payments, please visit www.ClickPay.com/FirstService and create an account using the account number on the payment coupon. Please call 888-354-0135 (option 1) for assistance with ClickPay. If you select to pay the balance in full, you will not need to update the payment amount if the assessment changes in the future.

The Assessment Fees for 2023:

Single Family Homes on VDOT Streets	\$99.00 per month
Hillside SF Homes on VDOT Streets	\$159.00 per month
Single Family Homes on Private Street	\$120.00 per month
Courtyard/Hillside Private Street Homes	\$180.00 per month
Town Homes	\$116.00 per month
Villa Town Homes	\$138.00 per month
Demott & Silver Town Homes	\$148.00 per month
Condominium Units (Signature and Villages)	\$73.00 per month
Condominium Units (Demott & Silver)	\$116.00 per month

If you have questions regarding the budget or assessment levels, please contact the General Manager, Sarah Gerstein, or address the Board of Directors at the next monthly Board Meeting on Tuesday December 13, 2022, at 6:00pm being held virtually via Zoom – see website prior to the meeting for connection information.

We look forward to providing continued great service to our residents in 2023, whatever it may bring. Best wishes for a safe holiday season and New Year!

The 2022-2023 Board of Directors

Broadlands Association, Inc.

Broadlands Association, Inc. 2023 Approved Budget

INCOME

Common Expense Assessments	\$2,908,247
Single Family Detached Trash Assessments	\$594,906
Single Family Detached Private Street Assessments	\$94,752
Courtyard/Hillside Single Family Home Lawn Maintenance Assessments	\$233,820
Town Home/D&S Condo Common Area Grounds, Trash, Private Street Assessments	\$665,726
Villa Town Home Lawn Maintenance Assessments	\$6,864
Demott & Silver Town Home Lawn Maintenance Assessments	\$13,568
Class E (Muti-Family Apartments) Assessments	\$354,264
Members' Equity	\$99,678
Interest Income	\$110,856
Miscellaneous	\$2,000
Newsletter Advertising	\$45,000
Violation and Mowing Charges	\$4,500
Late and Demand Letter Fees	\$26,520
Legal Fee Reimbursement	\$3,600
Recreation Income	\$99,000
Resale Fee Income	\$19,470
Community Center Rental Fee Income	\$18,000
GRAND TOTAL INCOME	<u>\$5,300,771</u>

EXPENSES

Administrative

Financial Management Contract	\$87,514
Collection Costs	\$14,640
Insurance Policy	\$73,204
Audit and Tax Return Preparation	\$12,700
Income Taxes	\$4,000
Legal Fees - General	\$8,000
Legal Fees - Collection Activity	\$20,000
Printing and Copying	\$16,000
Mobile App	\$4,000
Postage & Delivery	\$5,800
Office Supplies& Equipment	\$12,000
Computer Maintenance and Licenses	\$33,000
Smartwebs Architectural/Work Order Software and Phone	\$14,000
Voting Software	\$5,000
Postage Machine Lease and Supplies	\$2,200
Coupons and Payment Processing	\$12,000

Bad Debt	\$5,000
Board Meeting Minutes	\$2,860
Vehicle Expenses	\$2,000
Miscellaneous Administrative Expenses	\$13,268
Total Administrative Expenses	\$347,186

Committees and Community Programs

Events Committee	\$50,000
Broadlands Live Concert Series	\$15,000
Community Outreach	\$7,000
Newsletter Printing and Mailing	\$84,000
Programming Support	\$80,000
Volunteer Expenses	\$10,000
Technology Committee	\$4,000
Total Committee and Community Programs	\$250,000

Personnel

Salaries	\$689,353
Payroll Taxes	\$53,960
Employee Insurance	\$49,783
Retirement Program	\$20,046
Staff Membership Fees and Education	\$12,000
Mileage and Cell Reimbursement	\$5,400
Payroll Processing Fees	\$7,448
Total Personnel	\$837,990

TOTAL ADMIN, PROGRAMS, AND PERSONNEL	<u>\$1,435,176</u>
---	---------------------------

OPERATING EXPENSES

Community Buildings

Community Building Gas	\$8,500
Community Building Electric	\$6,000
Community Building Water and Sewer	\$2,500
Community Building Cable and Phones	\$20,100
Community Building Cleaning	\$22,760
Community Building Maintenance and Repair	\$10,000
Community Building Snow Plowing and Sidewalk Clearing	\$10,000
Community Building Fire Systems	\$8,000
Total Community Buildings	\$87,860

Common Area

Ground Maintenance Common Area Contract	\$611,976
Ground Maintenance Common Area Non Contract	\$115,000
Sidewalk and Trail Snow Clearing	\$30,000
Hand Watering Services	\$40,000
Common Area Electricity (Street and Path Lights)	\$20,000
Common Area Lighting Maintenance	\$46,400
Tree Care - Pruning and Removal	\$175,000
Mutt Mitt Service, Supplies, and Installation	\$70,140
Pond Maintenance	\$16,540
Pold Electricity	\$3,000
Security Cameras	\$15,311
General Maintenance and Labor	\$12,000
Common Area Reserves	\$516,772
Total Common Area Expenses	\$1,672,139

Recreation

Pool Management	\$332,000
Pool Electricity	\$19,000
Pool Water and Sewer	\$23,000
Pool Phones and Internet	\$7,660
Pool Supplies	\$18,000
Pool Fire Sprinkler System Maintenance and Repair	\$2,700
Pool and Fitness Software and Passes	\$3,100
Fitness Equipment Service	\$6,000
Pool Repairs	\$30,000
Pool Parties	\$4,500
Tot Lots, Trail Amenities Repair and Maintenance	\$40,000
Recreation Court Repair and Maintenance	\$10,000
Total Recreation Expenses	\$495,960

TOTAL OPERATING EXPENSES	<u>\$2,255,959</u>
---------------------------------	---------------------------

GRAND TOTAL COMMON EXPENSES	<u>\$3,691,135</u>
------------------------------------	---------------------------

LIMITED COMMON AREA EXPENSES

Single Family Detached Trash Removal	\$594,906
---	------------------

Single Family Private Street Expenses

Single Family Private Street Snow Plowing	\$25,569
---	----------

Single Family Private Street Reserves	\$69,183
Total Single Family Private Street Expenses	\$94,752

Courtyard Home Private Yard Maintenance Expense	\$233,820
--	------------------

Town Home Expenses

Town Home/D&S Condo Trash Removal	\$309,640
Town Home Grounds Maintenance	\$170,000
Town Home/D&S Condo Snow Plowing	\$45,624
Town Home/D&S Condo Private Street Reserves	\$140,462
Total Town Home Expenses	\$665,726

Villa Town Home Private Yard Maintenance Expense	\$6,864
---	----------------

Demott & Silver Town Home Private Yard Maintenance Expense	\$13,568
---	-----------------

Total Limited Common Expenses	\$1,609,636
--------------------------------------	--------------------

GRAND TOTAL EXPENSES	<u>\$5,300,771</u>
-----------------------------	---------------------------

GRAND TOTAL INCOME	<u>\$5,300,771</u>
---------------------------	---------------------------

NET INCOME (LOSS)

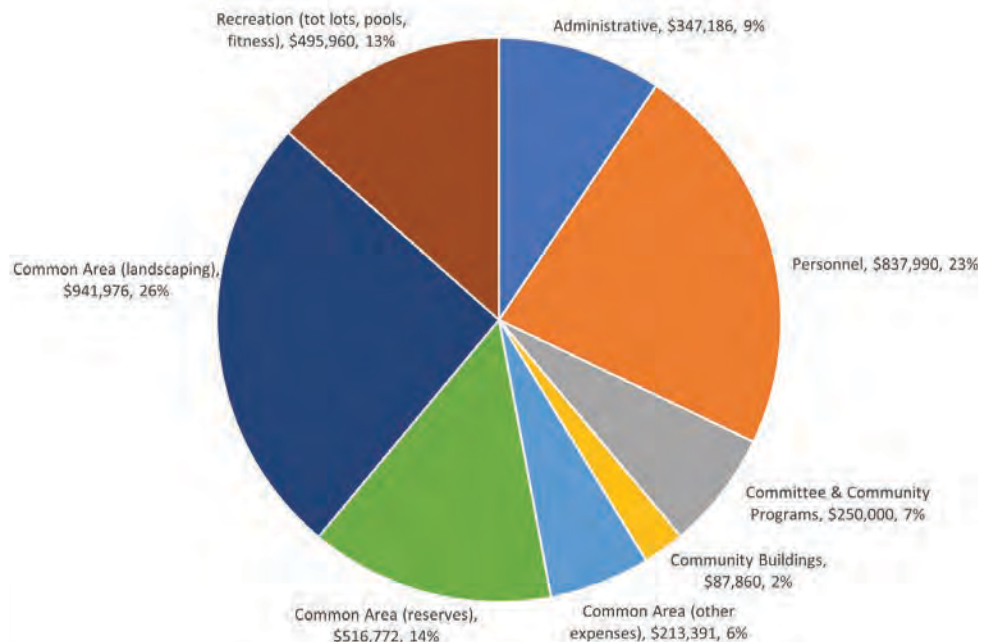
\$0

Replacement Reserve Statement

In accordance with the Virginia Property Owners Association Act, Broadlands Association, Inc. is funding its reserve account at or above the levels recommended in the November 7, 2019 Replacement Reserve Study completed by Miller + Dodson Associates, Inc. As of January 1, 2023, the association is projected to hold a combined \$3,908,466.91 in reserve accounts for common areas and private roads. Broadlands has budgeted 2023 reserve allocations to be in line with the Reserve Study recommendations of funding the reserves at a combined total of \$726,417 annually.

The Reserve Study identified 339 items that will require periodic replacement over 40 years that are to be funded from Replacement Reserves and uses the cash flow funding method. Reserve contributions are made monthly and are administered by an independent financial advisor who distributes funds into laddered Certificate of Deposits in accordance with FDIC laws. There is sufficient cash in the accounts to cover the current funding requirement outlined by the study.

2023 General Expenses Budget Overview



Holiday Events Around Town

December 2 **Holiday Tree Lighting**

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

December 3 & 4 **Holiday Fine Arts & Crafts Show**

Various times, Ida Lee, Leesburg, Leesburgva.gov

December 3, 4 & 5 **Christmas in Middleburg**

The Town of Middleburg, Christmasinmiddleburg.org

December 3 **10th Annual Tree Lighting at Oneloudoun**

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

December 10 **Annual Christmas & Holiday Parade**

6:00pm, Leesburg, Leesburgva.gov

December 10 **Christmas in Purcellville**

Historic Downtown Purcellville, Purcellvilleva.gov

Now thru January 8 **Light Displays thru NOVA Parks**

Various times, Novaparks.com/nova-parks-lights

December 9-23 **Winter Lights Walk**

Various times, Purcellville, Franklinparkartscenter.org

December (various dates) **Holiday Events**

Village of Leesburg, villageatleesburg.com/events

And Don't Forget About Our Own Broadlands Events

December 2 **Santa's Coming to Broadlands Scavenger Hunt**

4:30pm-8:30pm, Nature Center grounds, Broadlandshoa.org/santa2022

December 3 **Broadlands Annual Holiday Market**

Dec 4, 12:00pm-3:00pm, Nature Center grounds, Broadlandshoa.org/holidaymarket2022

A VISIT WITH SANTA AT

BROADLANDS

Winter Wonderland

FRIDAY, DECEMBER 2nd | 4:30-8:30pm | NATURE CENTER

TREATS | CRAFTS | HOT COCOA | MAGICAL SURPRISES INCLUDING VISIT WITH SANTA



Please park at Southern Walk Pool parking lot and walk through the tunnel to the Nature Center (21907 Claiborne Parkway).

This event will take place outdoors, so please be sure to dress warmly!



Lori Christ, CPA LLC

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

Lori@LoriChristCPA.com ♦ 703-304-5173

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

THE MERIT SCHOOL OF BROADLANDS



43190 Broadlands Center Plaza
Ashburn, VA 20148
703-729-6000
broadlands@meritschools.com

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

Preventing Carbon Monoxide Poisoning

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

A byproduct of burning fuels such as gasoline, propane, kerosene, natural gas, oil, wood or coal, carbon monoxide is emitted from internal combustion made by engines, like those that power lawn mowers, portable generators, cars, power washers and many household appliances such as furnaces, ranges, fireplaces, water heaters and room heaters. To prevent CO poisoning in your home, be sure to take the following precautions:

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

For additional details about how to prevent CO poisoning, visit the website for the National Institute for Occupational Safety and Health of the Centers for Disease Control at [cdc.gov/niosh/topics/co/](https://www.cdc.gov/niosh/topics/co/).



ONLINE Piano LESSONS

Private and Group Classes



www.TheMelodyHouse.com
CarrollMcCarthy@TheMelodyHouse.com
703-200-0598

P&M CONTRACTING

Your Local HandyMan Specialist

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

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

Broadlands Resident Since 1999 ♦ Class A License and Insurance

SATURDAY, DECEMBER 3, 2022 🍷 12:00PM - 3:00PM

NATURE CENTER PARKING LOT



🍷 OUTDOOR WINTER MARKET 🍷

LOCAL ARTISANS AND MORE!

Rain date: Sunday, December 4. Same time and location.



Follow us for event details:

BROADLANDSHOA.ORG/COMMUNITY-EVENTS

—— Vendors Sign-up at broadlandshoa.org/holidaymarket2022 ——

LOONEY'S Tile & Grout

CLASS A LICENSED

- Tile & Grout Restoration
- Custom Tile & Installation
- Show Doors & Enclosures
- Professional Caulking & Sealing

NOW OFFERING VIRTUAL ESTIMATES

LooneysTileAndGrout.com
(703) 999-1933

Local and Family Owned with W-2 Installers

Locally Owned and Operated in Ashburn since 2009



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.

Nominations Open for "Free Roof for the Holidays"



DryHome Roofing and Siding, a Sterling, Virginia based roofing company, is accepting nominations throughout November for its 20th annual Free Roof for the Holidays program for a deserving Northern Virginia-based individual, family or nonprofit in need of a free roof. The roof will be awarded based on nominations DryHome receives from customers and the community.

Over the years, DryHome has awarded roofs to people and nonprofits across the region with a variety of needs. Last year, Ashburn's Chris Moorhouse and his family received a free roof to replace their home's 25-year-old original roof. Moorhouse, who has struggled with cancer, was nominated by his wife.

Other past recipients included a Navy veteran who founded an animal therapy nonprofit; a Stafford mother of three who lost her husband; a Vienna mother who was struggling following a difficult divorce; a Leesburg widow and mother of two young children; Cornerstones; an advocate for the homeless; Doorways for Women and Families' Safehouse; a Loudoun school bus driver; Good Shepherd Alliance; Falls Church Cub Scout House; and Gabriel Homes.

Nominations close on November 30, 2022. To nominate an individual, family, or nonprofit, go online to dryhome.com and click on the nomination form.



Loudoun Wildlife Conservancy December and January Programs and Field Trips

Submitted By: Doreen Varblow, Loudoun Wildlife Conservancy

Birding at Broad Run Stream Valley Park - Saturday, December 3, 8:00am. Join birders from Loudoun Wildlife Conservancy in search of migrating birds at this park which combines many different habitat types and should provide us with a good variety of our migrating birds from shorebirds to warblers, as well as residents. Limit 12. **Registration required:** sign up at loudounwildlife.org/event/birding-broad-run-stream-valley/.

Gate House at Morven Park Open House — Saturday, December 10, 11:00am – 3:00pm. Stop by Loudoun Wildlife Conservancy's office for some refreshments, light snacks, and fellowship. We'd love to get to know our members and hope you'll come and spend some time with President Jim McWalters, Executive Director Michael Myers, Board members, and other key volunteers. Come socialize and get a behind-the-scenes look at our operations!

Christmas Bird Count — Wednesday, December 28. Join Loudoun Wildlife Conservancy in participating in the National Audubon Society's annual Christmas Bird Count. Our count circle has a 15-mile diameter and covers 177 square miles of Loudoun's countryside: north to Waterford, south to Aldie, east to Ashburn, and west to Purcellville. The count includes a number of Loudoun's very special places such as Banshee Reeks Nature Preserve, Dulles Greenway Wetlands, Beaverdam Reservoir, Morven Park, Ball's Bluff, Waterford's Phillips Farm, some private estates, much of the rural western portions of the county, and in Maryland, about five miles of the C&O Canal around White's Ferry. Everyone is welcome; amateurs are teamed with experienced birders, and every eye and ear helps! Counters share their wonder of the wild beauty of feathered creatures with like-minded people and sometimes find truly rare birds. It is always lots of fun! After the counting we may meet for a Tally Rally where we will share stories of the day's highlights. If you are interested in participating in the count for just a couple of hours or for the entire day, **Registration required: sign up online by December 22** at loudounwildlife.org/event/central-loudoun-christmas-bird-count/ or contact Joe Coleman (jcoleman@loudounwildlife.org) or Bryan Henson (bhenson@loudounwildlife.org).

Dulles Greenway Wetlands Bird Walk - Sunday, January 8, 8:00am. Join Loudoun Wildlife Conservancy for a bird walk at the Dulles Greenway Wetlands. Built in the early 1990s to replace wetlands lost when the Dulles Greenway was built, this wetlands along Goose Creek

near Oatlands is a great place to observe a wide variety of birds, including small sparrows with their cryptic plumage, beautiful waterfowl, stately wading birds, and a magnificent pair of Bald Eagles who have successfully nested there for over a decade. Expect to encounter rough terrain where walking is difficult. Limit 12. **Registration required:** sign up online at loudounwildlife.org/event/dulles-wetlands-bird-walk/. Questions: Contact Joe Coleman at jcoleman@loudounwildlife.org.

Searching for Birds of Prey - Sunday, January 22, 1:30pm to dusk. Join Loudoun Wildlife Conservancy on a winter raptor search. We will drive the back roads of Loudoun with frequent stops to find and identify the many hawks, and hopefully an owl or two, who winter here. Space is limited so please register early. **Registration required:** sign up online at loudounwildlife.org/event/searching-for-birds-of-prey/. Questions: Contact Joe Coleman at jcoleman@loudounwildlife.org.

Advocacy 101: Writing Your Public Official — Wednesday, January 25, 7:00pm – 8:30pm, Virtual. Join Loudoun Wildlife Conservancy on Zoom for our fourth Advocacy 101 session to learn about practicing effective written advocacy. Know what to say and how to say it when standing up for wildlife by contacting those that represent your voice in local decision making. **Registration required:** sign up online at loudounwildlife.org/event/writing-your-public-official/.

Dates and locations are subject to change. For up-to-date information on our programs or to register, visit our website at loudounwildlife.org or contact info@loudounwildlife.org





Winter Safety Tips: Preventing Falls From the Loudoun Sheriff's Offices

Cold, wet winter weather can bring treacherous roadways, sidewalks and parking lots. Each year, Loudoun County emergency medical personnel respond to numerous calls for injuries due to slips and falls during icy conditions. Injuries from falls can lead to long-term health problems as well as time away from work and family. Loudoun County Fire, Rescue and Emergency Management officials remind residents of the dangers that bad weather brings and offer a few tips on how to stay safe in the winter.

Prevention

- Wear proper foot gear with good traction; Rubber soles work best
- Take smaller steps when walking
- Walk slowly and never run on icy ground
- Keep both hands free for balance rather than in your pockets
- Use handrails if available
- Test potentially icy spots by tapping the area with your foot
- Step carefully, don't jump out of vehicles
- Keep walkways clear
- Avoid carrying large loads that limit your line of vision

Safe Winter Walking

- Plan ahead; allow sufficient time and plan your route
- Walk in designated walkways
- If the walkway is covered with ice, travel along grassy areas for traction

- When entering buildings, remove snow and water from shoes to prevent slipping

When It's Icy

- Take short steps or shuffle
- Bend slightly, walk flat-footed with your center of gravity over your feet
- Be prepared to fall
- If you fall, avoid using your arms to protect against breaks
- Roll with the fall; Try to twist and roll backwards, rather than falling forward
- Toss your load; Protect yourself instead of the objects being carried.

Speed Limit Concerns

Speeding on residential streets has been an on-going concern in Broadlands. Please note that the maximum speed limit in residential communities is 25 MPH.

If you have speeding concerns, please contact the LCSO non-emergency number 703-777-1021 regarding speeding in your community.



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 TOASTMASTERS

Holding Online Meetings. Please contact our VP of Membership, vp-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, January 10th, 6:30pm in the Clubhouse**. Start off the new year with some good old fashioned community spirit by joining us in planning the exciting events for the community. For more information, email Crystal Boswell 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.

GIRL SCOUTS

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

GRIEFSHARE 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.



Christmas Tree Safety



As you deck the halls this holiday season, be fire smart. A small fire that spreads to a Christmas tree can grow large very quickly.



PICKING THE TREE

- Choose a tree with fresh, green needles that do not fall off when touched.



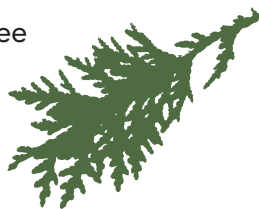
PLACING THE TREE

- Before placing the tree in the stand, cut 2" from the base of the trunk.
- Make sure the tree is at least three feet away from any heat source, like fireplaces, radiators, candles, heat vents or lights.
- Make sure the tree is not blocking an exit.
- Add water to the tree stand. Be sure to add water daily.



LIGHTING THE TREE

- Use lights that are listed by a qualified testing laboratory. Some lights are only for indoor or outdoor use.
- Replace any string of lights with worn or broken cords or loose bulb connections. Read manufacturer's instructions for number of light strands to connect.
- Never use lit candles to decorate the tree.
- Always turn off Christmas tree lights before leaving home or going to bed.



After Christmas

Get rid of the tree after Christmas or when it is dry. Dried-out trees are a fire danger and should not be left in the home or garage, or placed outside against the home.

Check with your local community to find a recycling program.

Bring outdoor electrical lights inside after the holidays to prevent hazards and make them last longer.

FACTS

- ! **Almost one third** of home Christmas tree fires are caused by electrical problems.
- ! Although Christmas tree fires are not common, when they do occur, they are more likely to be serious.
- ! A heat source too close to the tree causes more than **one in every five** of the fires.



Your Source for SAFETY Information

NFPA Public Education Division • 1 Batterymarch Park, Quincy, MA 02169

www.nfpa.org/education



AVFRD December News

Goings on in December!

Christmas Tree and Wreath Sales Continue (until sold out!): Monday - Thursday, 6:00pm-8:00pm; Friday 5:00pm-8:00pm; Saturday, 9:00am-8:00pm; Sunday, 10:00am-6:00pm. Premium Douglas Fir Trees. For more details and additional hours, visit ashburnfirerescue.org/go/trees.

December 2nd and 3rd, Santa Rides Through Town: Come on out and celebrate as Santa cruises through the streets of Ashburn. Santa had so much fun last year seeing all the Christmas lights he's going to do it again. Wear your best Christmas sweater or Christmas Jammies. We strive to stay on route, but delays can occur due to traffic and road conditions. For more details visit: ashburnfirerescue.org/go/santa.

Pancake Breakfast Sunday, December 11th, 8:00am-12:00pm:

Santa and his elves will be here in the Bays for the kids so bring your cameras! Tickets will be available at the door.

Volunteer Interest Meeting on Tuesday, December 27th, 7:00pm - 9:00pm: Learn about volunteering with AVFRD. Operations and admin members needed. Veterans are especially needed: Come and see how your skills can translate to a rewarding volunteer opportunity as a firefighter while supporting your community. Many benefits. Visit ashburnfirerescue.org/volunteer/why-volunteer/ for more information.

Save the Date:

Chili Cook Off Time Again! March 4, 2023, 12:00pm-4:00pm (Rain date March 11, 2023)

Old Ox Brewery. Sponsorships available. For more information, contact MaryAnn at Old Ox Brewery, 703-405-7136 or maryann@oldoxbrewery.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	SWHOA.COM

PUBLIC INFORMATION

Animal Control/Shelter.....	703-777-0406
Building Permits & Dev.....	703-777-0220
County Landfill	703-771-5500
DMV (VA).....	800-435-5137
Health Department.....	703-777-0236
Library (Ashburn).....	703-737-8100
Loudoun Ride On	703-771-5665
Loudoun Hospital	703-858-6000
Miss Utility.....	800-552-7001
Metro.....	202-637-7000
Parks and Recreation	703-777-0343
Ridesharing	703-771-5665
Road Conditions	800-367-7623
School Board.....	571-252-1000
Street Signs/Storm Drains.....	703-771-5666
VDOT	703-383-8368
Van Metre Homes	703-348-5800
Wildlife Hotline (local)	703-440-0800

SCHOOLS -BROADLANDS

Briar Woods High School	703-957-4400
Eagle Ridge Middle School.....	571-252-2140
Hillside Elementary School	571-252-2170
Mill Run Elementary School	571-252-2160

ARTS/MUSIC

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 is vchu_911@yahoo.com.

HOME SERVICES

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:

Gift-giving concierge service. Generic gifts got you down? Well, wake up your inner gifting genius! I have gift ideas that are anything but blah. Gifts girls adore. Gifts guys gotta have. Any budget. Any occasion. Any time. I'm here to make your life easier! Just ask! For information, contact Deborah at marykay.com/dleben 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

Events Committee Liaison:

Crystal Boswell ♦ 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

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

Events: Crystal Boswell ♦ 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

EDUCATION/LESSONS

Melody House	20
The Merit School of Broadlands	20
Primrose School at Broadlands	32

HOME SERVICES

Augustine Roofing	31
Hodges Windows and Doors	2
Looneys	22
P&M Contracting	20
S&K Roofing, Siding & Windows	2
Zampielo Paint Contractors, Inc.	31

PETS

Stream Valley Veterinary Hospital	31
Wild Birds Unlimited	32

PROFESSIONAL SERVICES

Lori Christ CPA, LLC	20
----------------------------	----

REAL ESTATE

Always Ask Alison, Pearson Smith	32
Gallardo Real Estate Group	11

RESTAURANT

Robeks	22
--------------	----

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



Broadlands Homeowners Association

21907 Claiborne Parkway • Broadlands, Virginia 20148

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



Roofing, Windows, Siding and Gutters
augustineroofing.com
703.281.ROOF

\$350 OFF
 All Services

\$75 OFF
 All Repairs



Zampiello PAINT Contractors, Inc. 

"Quality Paint Services Since 1992"



**PAINTING YOUR NEIGHBORHOOD
 ONE HOME AT A TIME**

Interior Painting • Exterior Painting
 Rotten Wood Repair • Drywall Repair
 Siding/Deck/Fence Pressure Wash
 Deck Stain • Crown/Chair Rail Install

Call or visit us today!

703-263-1000
zampiellopaint.com

License & Insured
 VA 270533961A



14107 Mariah Court • Chantilly, VA 20151



Your Neighborhood Full-Service Veterinary Hospital

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

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

Preventive & Diagnostic Medicine
 • Surgery & Dentistry • Obedience Classes •
 Boarding • Doggie Daycare • Professional Grooming

Emergencies

Pet emergency?
 Let us triage and
 treat or stabilize!

***Behavior
 Consultations***

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

Exotic Care

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



Hours of Operation

Monday - Friday: 7 AM - 7 PM

Saturday: 8 AM - 3 PM

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



Modern Medicine • Hometown Hospitality

**Stream Valley
 Veterinary Hospital**



We're just a few feet away!



703.723.1017
 42902 Waxpool Road
 Ashburn, Virginia 20148
www.streamvalleyvet.com

Follow us!



@streamvalleyvet

BROADLANDS

21907 Claiborne Parkway
Broadlands, VA 20148

Fostering a love of learning every day.

For your little one, developing a love of learning doesn't start with subjects like math and science; it starts with love and trust. It starts with Primrose school teachers who bring our Balanced Learning approach to life.

NOW ENROLLING. SCHEDULE YOUR TOUR TODAY!

Infants through Private Kindergarten & After School.



Primrose School of Ashburn

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



Each Primrose School is a privately owned and operated franchise. © 2022 Primrose School Franchising LLC. All Rights Reserved.

Carolina Wren
Winter Check-ups
Shown on Gift Card

the card
for Every Backyard

Give the Gift of Bird Feeding

44110 Ashburn Shopping Plz, Unit 174, Ashburn, VA 20147
(703) 687-4020 • www.wbu.com/ashburn

BIRD FOOD • FEEDERS • GARDEN ACCENTS • UNIQUE GIFTS

Buyers LOVE Broadlands!!

These homes received multiple offers and sold for top dollar!

Under Contract!

Sold!

Sold!

Always Ask
Alison
Trusted - Respected - Connected
Alison Mooney REALTOR®
703-585-0733
ALISONMOONEY.com
askalison@alisonmooney.com

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

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