

JANUARY 2023

*Our Neck of the Woods*

# BROADLANDS

*Official Newsletter of the Broadlands Homeowners Association*

2023

HAPPY NEW YEAR

*Reminder - 2023 assessment changes. Info can be found on page 9*



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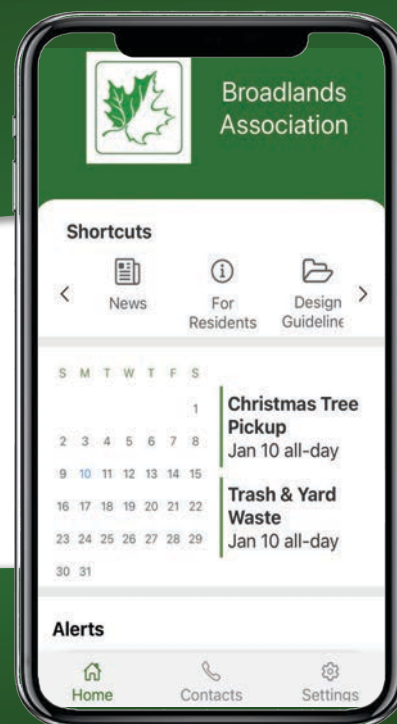
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# BROADLANDS



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## Board of Directors Upcoming Virtual Meeting Tuesday, January 10th - 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 December 13th Meeting Highlights

- Approved the minutes of November 8<sup>th</sup>, 2022 meeting
- Discussed additional common area tree work with Potomac Tree and Shrub Care
- Acknowledged and thanked staff and volunteers for their service in 2022
- Denied an appeal to place a fence on common area
- Approved the proposed amended Design Guidelines for roofs
- Approved the proposed amended Design Guidelines for sheds
- Approved the 2022 audit engagement letter from Malvin Riggins & Co.
- Approved the five-year contract with Blue Chip Tennis Sports Management in partnership with On The Line Tennis for professional tennis services
- Held six 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.*

# JANUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Assessments Change	2 NHL Winter Classic Christmas Tree Collection HOA Offices closed for New Years	3	4 Trivia Day	5 National Bird Day	6	7 Orthodox Christmas
8	9 Christmas Tree Collection	10 Newsletter submissions due - 12:00pm HOA Board Meeting 6:00pm - Virtual Events Committee Meeting 6:30pm - CH	11 National Milk Day Modification Subcommittee Submissions Due 12:00pm - NC	12	13	14 Orthodox New Year
15 National Hat Day	16 HOA Offices closed for Martin Luther King Junior's birthday	17	18 Winnie The Pooh Day Modification Subcommittee Meeting 7:00pm - Virtual Tech Committee Meeting 7:30pm - NC	19 National Popcorn Day	20	21 National Hug Day
22 Chinese New Year	23 SWHOA Board Meeting 7:00pm - Virtual	24 International Day of Education National Peanut Butter Day	25	26	27	28
29	30	31 National Hot Chocolate Day				 EQUAL HOUSING OPPORTUNITY

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



# Happy New Year!

Hard to believe we've wrapped up another year! While we can't stop the progress of time, rest assured your HOA works hard to keep our various amenities and infrastructure current even as they age. This year, major reserve included repaving asphalt trails, repairing and replacing retaining walls, upgrading pool furniture, replacing tot lots, and replacing roofs on two buildings. We have also focused owners' equity on capital improvements to provide new benefits to the membership, such as the new installation of two swing structures to provide more play equipment for the younger residents.

Our next major project that's been a few years in the making is the renovation of our Nature Center. At twenty years old, the building is in need not only of a facelift, but reconfiguration to meet the ever-increasing staffing needs. The HOA has grown tremendously over the last twenty-five years in number of units, members, infrastructure, and amenities. The expectations for communications, customer service, contract supervision, events, and services has also increased exponentially. The original building configuration is not sufficient to support the staffing required to service a community of our size, so the remodel will provide additional office space sufficient for the required staffing levels as well as much needed storage space. The cost of the remodel is funded through annexation fees from the developer over the past few years.

As for winter weather, we're ready no matter what Mother Nature brings our way. As a reminder, VDOT is responsible for plowing streets that are county maintained, while the HOA is responsible for plowing privately owned streets and parking lots. Residents living on private streets pay additional assessments for street maintenance that include snow plowing while residents living on publicly maintained streets do not pay an additional assessment for street maintenance. Those roads are plowed and paid for using taxpayer dollars. If you are uncertain who owns the street you live on, please check out the street listing on our website, [broadlandshoa.org/maps-streets](http://broadlandshoa.org/maps-streets).

Snow removal on HOA owned streets commences after two inches (2") of snow has accumulated on paved surfaces, or at the discretion of the Association and contractor. As a reminder, it is very helpful for residents on all streets to park in their

driveways where possible when a winter weather event is predicted. This allows plows to clear the widest path on the street and reduces the likelihood of parked vehicles getting hit either by passing snow plows or by other vehicles traveling on slippery road surfaces. Please see our Frequently Asked Questions regarding the snow removal process on page 12 for detailed information about how we handle inclement weather.

Finally, as the New Year rings in and we close the door on 2022, I would like to take a moment to give thanks and recognition to members of the Broadlands team who have helped the community during these past few challenging years.

- I would like to first thank the Board of Directors. All members of the Board are engaged and community focused. They face the challenge of governing a growing community with changing

needs and budget challenges.

- I would like to thank the HOA staff. Without them the community would undoubtedly decline. Their dedication and commitment to the community is outstanding.

- Last but certainly not least are the many committee volunteers. Their service and commitment is vital in sustaining the feeling of community. I would encourage all of you to get out and volunteer in big and small ways. Be it helping out for a few hours the day of an event, working on the planning party the weeks and months in advance of the event, or reviewing applications for exterior modifications, it is truly rewarding to give back to your community.

I hope everyone enjoyed their holidays and is ready to settle back into the swing of things. I know I am very excited about all of the events and improvements we will have here in Broadlands in 2023.

Happy New Year to all!

*Sarah*

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

*It is very helpful for residents on all streets to park in their driveways where possible when a winter weather event is predicted. This allows plows to clear the widest path on the street and reduces the likelihood of parked vehicles getting hit either by passing snow plows or by other vehicles traveling on slippery road surfaces.*

## Modifications Information

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

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

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

### Modifications Subcommittee Submission and Meeting Dates

Submission Deadline By Noon	Meeting Date
January 11th .....	January 18th
February 8th .....	February 15th
February 22nd .....	March 1st
March 8th .....	March 15th
March 29th .....	April 5th

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

## Are You Selling Your Home?

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

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

There are submission procedures on the HOA website, [broadlandshoa.org](http://broadlandshoa.org), to help guide you through the application process. Please refer to the online Design Guidelines for detailed information.

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





## Christmas Tree Collection

**Christmas Tree Collection will be on  
January 2nd and January 9th:**

- 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.
- 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.

## Modifications Subcommittee Volunteer Opportunity

The Modifications Subcommittee is seeking a volunteer to join their dynamic group of individuals immediately. As a member, you will help maintain aesthetics and encourage consistency throughout the community. If you are interested in joining this committee please email Robin Crews, Resale/Modifications Manager at [rcrews@broadlandshoa.com](mailto:rcrews@broadlandshoa.com) or call at 703-520-9902.

## 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/](http://broadlandshoa.org/for-residents/design-guidelines/), for more details and submission requirements.

## 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.

## Patriot Disposal Trash, Recycling, and Yard Waste Collection Schedule

### Trash, Recycling, and Yard Waste Collection:

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

### Trash Collection:

- Trash pick up days are Mondays and Thursdays.

### Recycling Collection:

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

### Yard Waste Collection:

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

### Special Pick-ups:

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

## SWHOA January News

### Next Board of Directors Meeting Will be Held on January 23rd

#### Southern Walk HOA Board of Directors

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

#### The Future of SWHOA Committee Meetings:

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

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

#### SWHOA Board of Directors November 2022 Meeting Highlights

- Approved the November 2022 Meeting Minutes
- Reviewed updates from the Future SWHOA Committee
- Reviewed monthly financials and delinquencies
- Delinquency Hearings

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 mailing address:**

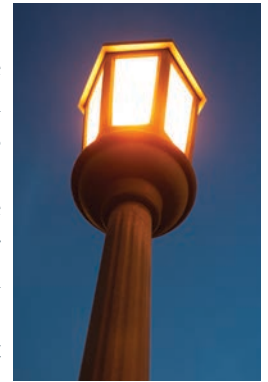
Southern Walk at Broadlands HOA  
c/o FirstService Residential  
PO Box 30403  
Tampa, FL 33630-3403

## Covenants Corner

### January Inspections

#### Light the Night

During the month, one of the items the covenants inspectors will focus on is homes whose pole lights in their front yards are burned out. In the dead of winter, it is more important than ever to keep your exterior pole light functioning both for security and safety purposes. Please be sure that your pole light is in working order. Your neighbors may be out walking and appreciate all the light they can get.



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

Keeping these lights functional is the responsibility of the homeowner whether you own a single family or a town home. Should replacing the light bulb not resolve the problem, you may have tripped a circuit breaker in your home or you may need to replace the photoelectric cell. An electrician can help you. The HOA does not provide this service.

#### Keep your pole lights operational and keep your home and neighborhood safe.

If you have questions regarding this processes, or have corrected the violation(s), please contact the Covenants office at [covenants@broadlandshoa.com](mailto:covenants@broadlandshoa.com) or Suzan Rodano, Covenants Manager at 703-729-9704, option 2.

*Throughout the year, the covenants team routinely inspects homes for a variety of issues ranging from trash containers in open view, parking issues, architectural modifications to leftover holiday décor. In addition, certain seasons dictate the need to focus on particular inspections where violations may occur with high frequency.*

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



## BROADLANDS 2023 ASSESSMENT BREAKDOWN

Unit Type	2023 Rate
<b>All Home Types Common Assessment</b>	<b>\$73.00</b>
<b>Single Family/VDOT Streets</b>	
General Assessment	\$73.00
Single Family Trash Assessment	\$26.00
<b>Single Family VDOT Street Total Monthly Assessment</b>	<b>\$99.00</b>
<b>Single Family/Private Streets</b>	
General Assessment	\$73.00
Single Family Trash Assessment	\$26.00
Single Family Private Street Assessment	\$21.00
<b>Single Family Private Street Total Monthly Assessment</b>	<b>\$120.00</b>
<b>Courtyard/Hillside Private Street Homes</b>	
General Assessment	\$73.00
Single Family Trash Assessment	\$26.00
Single Family Private Street Assessment	\$21.00
Courtyard Homes Lawn Maintenance Assessment	\$60.00
<b>Courtyard/Hillside Private Street Total Monthly Assessment</b>	<b>\$180.00</b>
<b>Town Homes</b>	
General Assessment	\$73.00
Townhome Trash Assessment	\$20.00
Townhome Road and Common Area Landscape Assessment	\$23.00
<b>Town Home Total Monthly Assessment</b>	<b>\$116.00</b>
<b>Park Glen Villa Town Homes</b>	
General Assessment	\$73.00
Townhome Trash Assessment	\$20.00
Townhome Road and Common Area Landscape Assessment	\$23.00
Villa Lawn Maintenance Assessment	\$22.00
<b>Park Glen Villa Total Monthly Assessment</b>	<b>\$138.00</b>
<b>Demott &amp; Silver Town Homes</b>	
General Assessment	\$73.00
Townhome Trash Assessment	\$20.00
Townhome Road and Common Area Landscape Assessment	\$23.00
D&S Lawn Maintenance Assessment	\$32.00
<b>D&amp;S Town Home Total Monthly Assessment</b>	<b>\$148.00</b>
<b>Demott &amp; Silver Condominiums</b>	
General Assessment	\$73.00

## 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.

**SPEED  
LIMIT  
25**



## 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.

## Time to Remove Your Holiday Decorations

What a wonderful holiday season it was! Sparkling lights, prancing reindeer, smiling snowmen and lovely green wreaths; we all enjoyed the show! But now it is time to pack up the decorations and enjoy your holiday memories.

The Broadlands Design Guidelines require that holiday lighting and decorations be removed in a timely manner.

Please plan to pack yours away by Saturday, February 4th.

## Stay Safe - Don't Skate on the Community Ponds

Please remember skating is prohibited on all community ponds. Even walking on any ice covered pond can be very dangerous. The surface of the pond may appear to be frozen, but our winters are normally not cold enough to guarantee that the ice is thick enough to support anyone's weight, even a child's.

Parents, please tell your children that it is extremely dangerous, even deadly, to walk or skate on the ponds in the community. Let's keep our neighborhood safe! And, please keep pets off the ice too!

## Please Clear Your Walkways

Both Virginia and Loudoun County Codes require that the occupant – whether an owner or a tenant – remove all snow and ice from any walkway adjoining any part of their property within 6 hours after the snowfall has ceased. If the snow or ice fell during the night, it must be removed by noon the following day. Should the storm occur on Sunday, the accumulation must be removed by Noon on Monday.

***Failure to comply with the Code can result in a fine of \$250.00 imposed by the county.*** Complaints should be reported to the County Department of Building and Development, (703) 777-0635. Please be a good neighbor and a good citizen. Clear your walkways and keep Broadlands a safe environment for all our residents. If you know someone physically unable to keep their walkway clear, please consider giving them a helping hand.

## Keep Warm But Safe

December, January, and February are the deadliest months for home fires, according to the National Fire Protection Association (NFPA). Heating equipment is the second leading cause of home fires and home fire deaths. That's why it's important for you and your loved ones to take extra precautions during the winter.

Thinking of buying a space heater? The NFPA recommends that you make sure it carries the mark of an independent testing laboratory. Install it according to the manufacturer's instructions or have it professionally installed. If you have an electric-powered space heater, plug it into an outlet with sufficient capacity. Never use an extension cord.

Turn off space heaters whenever the room is unoccupied or when manufacturer's instructions say they should be turned off. Portable space heaters are easy to knock over in the dark. Turn them off when you go to bed, or at least make sure they're placed in lighted areas or out of high-traffic areas.

If you use a fireplace or wood stove, use only dry, seasoned wood to avoid the build-up of creosote, an oily deposit that easily catches fire and accounts for most chimney fires and the largest share of home-heating fires. Use only paper or kindling wood, not a flammable liquid, to start the fire. Do not use artificial logs in wood stoves.

*Heating equipment is the second leading cause of home fires and home fire deaths.*

Make sure your fireplace has a sturdy screen to prevent sparks from flying into the room. After the ashes are cool, dispose of them in a metal container, which is kept a safe distance from your home.

Make sure fuel-burning equipment is vented to the outside, that the venting is kept clear and unobstructed, and that the exit point is properly sealed around the vent. This is to make sure deadly carbon monoxide does not build up in the home.

Other reminders from the National Fire Protection Association include:

- Don't use your oven to heat your home.
- Inspect all heating equipment annually, and clean as necessary.
- Test smoke alarms monthly; install a carbon monoxide alarm outside each sleeping area.

For more information, visit [nfpa.org](http://nfpa.org).



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

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## Snow FAQs

In order to help assist residents with snow removal questions, the Board and Management have prepared the following Frequently Asked Questions. Please contact the HOA office if you have further questions. A list of streets and ownership can be found online at [broadlandshoa.org](http://broadlandshoa.org).

### 1. Why are some roads plowed by VDOT and some by the HOA?

The HOA owns and maintains some roads (75 to be exact) within Broadlands, but many roads are public. The public roads belong to the county and are plowed by VDOT. Taxes pay for VDOT to plow, so residents living on public roads need to contact VDOT directly if they feel they are not receiving adequate service. Residents living on private HOA owned streets pay an additional assessment to the HOA to fund private road maintenance, which includes snow and ice services. Residents on VDOT streets do not pay the HOA the additional assessments for private road maintenance.

### 2. Can VDOT plow the HOA owned road?

The HOA would gladly turn all of the private roads over to them. Unfortunately, the county has very specific requirements for roads – such as minimum widths – and VDOT will not accept roads that do not meet their requirements. The HOA does not choose which roads it owns. This is determined when the developer submits the plan to the county - long before construction ever began.

### 3. Why are some streets plowed sooner than others?

The crews are assigned maps by their leader. They work on their assigned streets until they are done. With 75 private streets, some roads will be treated first and some will be done last because the plows cannot be on every street at the same time. The crews normally address the main roads first and then work into the secondary roads. You might see a plow drive past your street without stopping. They may be assigned somewhere else, there may be a vehicle blocking access, too many vehicles parked in the way to get the equipment in safely in, or there may be too much snow for their equipment to handle. In blizzard-type storms, snow drifts presents additional challenges - previously cleared roads can become snow-covered again, pulling crews back for additional passes. Whatever the reason, crews will be work to clear your road as quickly and safely as possible.

### 4. Why don't the plows clear the road down to bare pavement?

Vehicles driving on snow compact it down, making it more difficult for the plow blade to clear the surface to the pavement – one reason the government, media, and HOA encourage residents to stay home and off the streets during inclement weather. The HOA does not generally use chemicals in subdivisions. Residents should expect streets



to have some compacted snow and ice for a few days, until temperatures allow for melting. Crews will treat certain areas with ice-melt e.g. certain hills and intersections, curved roadways, etc. where additional traction is needed to allow safe passage. But thaw/freeze cycles may cause these areas to become covered again. Keep in mind that high winds may cause drifting in some areas - a street may have been plowed only to later be covered again by blowing snow. It can also be difficult for plow blades to scrape down to black pavement, depending on the current conditions (how dry/wet the snow is, how fast it is coming down, how hard the wind is blowing, etc.)

## 5. Why don't the plows clear the entire width of the street, from curb to curb?

Plows are often a misunderstood piece of equipment. If you've ever driven a full sized pickup on a crowded street like many of the ones in our community, which can be a challenge on its own, consider what it's like to add a plow blade sticking 4 feet out in front of your vehicle. Even a "small" plow truck can be in excess of 22' long. Operating a large vehicle, manipulating a plow blade from side to side and up and down, and frequently shifting gears is pretty challenging. Plow blades can push snow off to the side, but they cannot pick it up. When significant accumulation occurs, the drivers will do everything possible to clear the widest lanes, but they may not be curb to curb. Bear in mind that these trucks can slide on ice and snow covered roads too, so plow drivers exercise extreme caution near parked vehicles, causing owners to have to shovel more to get vehicles out to the road. The contractor widens the roads as much as reasonably possible, but in some of the densely populated areas, there is nowhere to push the snow during extremely high snow fall events. Please park your vehicles off the roads and off to the sides of parking lots whenever possible. Abandoned vehicles can also add to the issue.

## 6. Why can't we use reserves to pay the snow removal bills?

Reserve funds are required to be held for future repairs and replacements of community property and cannot be used for snow removal. Those funds are on hold in reserve to pay for major expenses such as resurfacing HOA roads, re-roofing the community center or replacing pool machinery, not for operating expenses.

## 7. Why are the fees for HOA owned streets higher than for residents on VDOT streets? How much of the monthly assessment goes to snow plowing?

*For 2023, the budget for snow removal for townhomes and D&S Condos is \$45,624. That's \$35.40 per unit per year (or \$2.95 per month). The budget for snow*



*removal for Single Family homes on private streets is \$25,569. That's \$68.00 per home per year (or \$5.67 per month). The remaining balance of the assessment is for private road maintenance for repair and repaving of those roads, aprons, curb and gutter, and sidewalks.*

## 8. Why don't we budget more for snow removal and increase service?

It's impossible to predict the weather months (or even days) in advance, and snow is a huge variable from year to year. When formulating the budget, the Board uses an average cost of snow removal for past years. Inflated amounts can lead to unnecessary increases in assessments, or a surplus of income in the budget. The Association is required to maintain a balanced budget. The Board makes every effort to keep assessments stable while keeping services as high as possible.

## 9. How does our snow contract work?

The Association's contract is "time and materials" and is at a fair and reasonable cost for these services in our area. Each snow event is different and unpredictable, but we are billed only for the time the contractor worked. The Association is fortunate to have a contractor that is solely dedicated to Broadlands and willing to work around the clock. Many associations have crews that are assigned to multiple properties, and their community may not be a priority for that contractor. If you've ever driven down Demott Drive, you've probably seen some of the equipment stored in the Snow FAQ's continued on page 14



*Snow FAQ's continued from page 13*

Summerbrooke pool parking lot. All of this equipment is stored on site all winter and is dedicated to Broadlands. Additional equipment that is utilized by the contractor for other jobs year round is brought for snow events in order to fully support our needs.

### **10. How do we know we are receiving the best and most qualified plowing service?**

Signature Snow and Ice Control (SSIC) has been providing snow plowing services in Broadlands for nearly 20 years. Their rates are extremely competitive and they are familiar with the most efficient and productive ways to plow our streets. They routinely provide Broadlands with several plow trucks, a tractor, and crews dedicated to clearing our roads and sidewalks as quickly as possible. Additional equipment is brought in as conditions warrant.

### **11. Do crews take breaks? How long do they work between breaks?**

Many of the drivers work long hours during winter weather events - often 24 to 36 hours at a time without the opportunity to go home and sleep in a real bed. The goal during heavy storms is for each driver to have a 6 hour break every 24 hours. Sometimes they need breaks more often in order to nap, eat, use the restroom, or touch base with loved ones. It's understandable and recommended that they would take a break once in a while in order to reenergize and safely continue their work. They work day and night, driving slippery roads, dodging parked cars and avoiding hazards to clear the roads. All so that emergency responders can reach residents in the event of a life threatening emergency.

### **12. Can the plows push the snow in such a way as to avoid blocking my driveway?**

A plow blade is designed to push snow to the side; it will not pick it up and deposit it elsewhere. As the plow moves along the road, snow is piled up along the side whether that side has a curb, a driveway, or a guardrail. In order to clear a lane quickly, the plows will push snow off to the sides. It can be very frustrating to dig out the driveway only to have the

plow leave a new pile. VDOT recommends digging out an area 10 to 15 feet to the right of your driveway (viewed from the street), giving the excess snow a place to go, which may help to minimize the plow pile at the end of your driveway. Obviously this is difficult to do in some of the densely populated areas where driveways are side by side.

### **13. Who is responsible for clearing around the fire hydrants?**

On HOA owned streets, our contractor marks all of the hydrants using wooden stakes with blue tape on them. This way they can return after the snow subsided and the roads are clear to dig them out to make them accessible for fire trucks. On VDOT streets, it is the residents' responsibility to mark and dig out the hydrants.

### **14. Where should I put the snow from my driveway/sidewalk/parking space if not in the street?**

The HOA and VDOT ask that you do everything possible to avoid shoveling snow into the street as it creates road blocks for your neighbors and adds to the snow volume that the plows have to move out of the way. Try to pile the snow in your yard or find some common area open space (turf, not roadway) to place the snow.

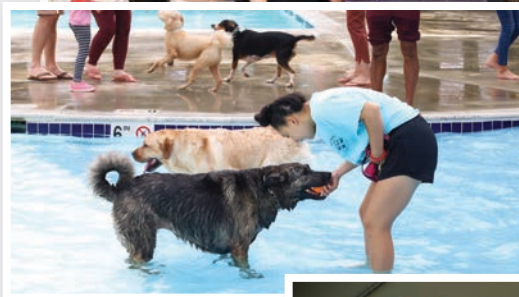
### **15. Why does the HOA mark the main roads with the orange snow stakes? Why doesn't it mark the private roads?**

A few years ago, the HOA invested in the snow markers in order to identify the edges of the roads on the main roads (Claiborne/Waxpool/Truro Parish/Broadlands Blvd). Although these are VDOT roads, the association has an easement to maintain the turf on the medians and right of ways on these roads. Therefore, the HOA has to pay for turf repairs when damage occurs. These stakes assist the plows for two reasons. For one thing, the equipment that keeps these main roads clear are larger commercial grade trucks that sit several feet higher off the ground than a regular pickup truck. That makes it that much harder to see the edges of the road. Additionally, when VDOT installed the curb on these roads, they rounded the edges in order to save concrete. This does not define the edge of the road in the same way that a square concrete curb does, and it's much easier for the plows to jump the curb and shave off large sections of turf in doing so. On the HOA roads, the plow equipment is generally smaller so the drivers can see a bit easier. Also, most, if not all of the HOA roads have square curbs, making it slightly harder for the plow to jump the curb and damage the turf. While the HOA has observed turf damage on main roads following storms, the damage is significantly lower than it would be had the stakes been absent. The stakes typically get installed in November before the ground freezes, so they can be driven deep enough to be stable. They do occasionally get broken, stolen, or vandalized, and are reinstalled or replaced as necessary.





## A Look Back at 2022



## An Enchanted Evening with Santa at Winter Wonderland

Our residents young and old alike were treated to a magical evening of crafts, hot cocoa, cookies, ice sculptures and, of course, a visit with Santa or Olaf at the event on December 2nd.

Thank you to Jennifer DeFlorio, the event lead and her team of volunteers as well as Olivia Wilke who assisted in securing sponsorships for the Ice Village sculptures.

In addition, thank you to the following Ice Village sponsors:

- Ashburn Academy of Dance
- Ashburn Art Classes
- Ashburn Fit Body Boot Camp
- Empower Health Center - Ashburn, VA
- Gallardo Real Estate
- Mosaic Dental
- Neighbors Sports Bar & Grill
- Pedego Bikes
- Robek's
- Sense of Thai St.
- Swim Kids
- Tooth Clues Pediatric Dentist

Without the great leadership at this event and wonderful sponsors, this event would not have been the success it was...thank you!







## THANK YOU, Broadlands - Scouting for Food 2022

**Submitted By: Jessica Austria-Henderson**

Local Cub and BSA (Boy Scouts of America) Scouts wish to send out a huge **THANK YOU** to our community and all of Ashburn for supporting the 2022 Scouting for Food campaign.

Each year in early November, BSA launches Scouting for Food, a national community service project for our scouting youth to give back to our communities.

### Here in Broadlands we have four active BSA scouting units:

Troop 2970  
Pack 1483  
Troop 1154  
Pack 1484

*This year our BSA and Cub Scout units raised and collected a total of 12,077 lbs. of food and pantry items!*

On November 12, 2022, Troop 2970 collected a total of 2,083 lbs. in their assigned area for LINK Against Hunger.

Here in Broadlands, Cub Scout Pack 1483 and Troop 1154, along with Cub Scout Pack 1484 launched a neighborhood effort with drop/sorting sites at Hillside Elementary and Eagle Ridge Middle School, along with a week-long drop site at the Broadlands HOA/Nature Center. Working together, both teams collected a total of 9,994 lbs. of food and pantry items! Donations were collected in support of Mobile Hope and the Backpack Buddies program.

Broadlands and Ashburn neighbors have once again shown how big their hearts are towards those in need in our community! Thank you for helping us in the fight against hunger!

Special thanks to the following for their assistance and support for helping to make Scouting for Food 2022 a success:

Broadlands HOA  
Hillside Elementary  
Eagle Ridge Middle School  
Mobile Hope  
Backpack Buddies at Galilee UMC

For more info on BSA scouting programs, or to contact one of our units, please visit: [BeAScout.org](https://BeAScout.org)





## Solar Panels Vs. Trees – How to Choose?

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

Residents who are interested in installing solar panels often face a dilemma. Which is better for the environment, solar panels or shade trees? After all, climate change due to burning fossil fuels is threatening the very existence of trees, not to mention human beings, and the timeline for preventing catastrophic temperature rises is short. Before we get out the chainsaw, though, there are several other things to consider.

One of the main reasons to try to limit temperature rises is to prevent ecosystem collapse. The native trees in our yards are as much a part of that ecosystem as the ones in the Amazon, providing food, shelter and nesting places not only for birds and mammals but for a myriad of invertebrates that are a critical part of the web of life. If we do not even protect the environment where we live, we can hardly expect people in the Amazon to take more of an interest.

Sunny rooftops are an ideal place to put solar panels, since that real estate is already built upon, and since decentralizing the grid helps build resilience. The land use anticipated for solar farms and new transmission lines is so massive, and the willingness of companies to replace forests with them is so counterproductive and disheartening, that the more we use our own rooftops, the better. But solar energy is not the only way to reduce fossil fuel use nor the most efficient of the various options for homeowners. The first step should always be to reduce energy consumption, by weatherizing and taking other steps to reduce waste. For those ready to make a big investment, an alternative to consider is a heat pump or even a geothermal system for heating and air conditioning. As is true for solar panels, the cost of installation can be partially offset by a significant tax credit. Some utility companies including Dominion allow customers to choose a renewable energy option (although “renewable” is not always the same as “clean,” since it includes burning chopped down trees, for example. But much of that electricity is generated by wind and solar farms.) It will take considerable effort and broad participation for our community to meet its climate goals, but not everyone has to do everything themselves on their own property. Those with sunny roofs can contribute solar energy. Those with trees can take care of them.

Trees themselves are known as a “natural climate solution.” They provide benefits that

mitigate the effect of climate change. Trees improve the energy efficiency of houses. In the winter, they reduce heating costs by blocking the wind. In the summer, they reduce air conditioning costs, since roofs and walls in the shade are often twenty degrees cooler than those in the sun. In addition, trees improve air quality and sequester carbon dioxide. Their ability to capture stormwater is particularly important in flood-prone suburban and urban areas with their excess of impervious surfaces. The leaves of the trees capture much of the rain before it even reaches the ground. Once it does, transpiration by canopy trees sucks thousands of gallons of water from the ground, thus enabling the soil to control flooding. For the birds and other critters that depend on them, the native trees are priceless.







## If You Want to Live a Better 2023, Change Your Mindset

**Submitted By: Dr. Michael Oberschneider, Founder and Director of Ashburn Psychological and Psychiatric Services**

There are several reasons why New Year's Resolutions fail – the resolutions are too vague or grand, the approach lacks planning, structure and accountability, and essential things are missing (e.g., motivation, time, resources). So, what can you do differently this year to maximize your success? I recommend that you try focusing more on how you think about yourself in relation to a given goal over the actual desired results you're wanting to achieve. If you really want to change something meaningful about yourself, the best place to start is with creating a winning mindset. Being more consciously aware of your thought processes in an area you'd like to improve on can in turn lead to improved feelings and more productive behaviors and outcomes.

Here are a few tips to consider when changing your mindset for a better 2023:

### **Make sure you're ready to change.**

Sure, you might say to others that you want to lose 20 pounds, or drink less, or have greater work life and personal life balance, etc., but if you're not ready to change, your efforts will also likely not last. Research has consistently shown that alcoholics, for example,

maintain absolute sobriety the longest only after they've hit a personal bottom. It doesn't matter how many close friends or family members tell an alcoholic that they have a drinking problem, and until that individual realizes that fully, sobriety often remains elusive or out of reach. You will be in a great place for change to happen when you are both intellectually (i.e. you know what you want) ready and emotionally (i.e. you feel strongly about what you want) ready to make the changes you want to make.

### **Identify and reframe your limiting beliefs toward the positive.**

Once you've fully accepted and prioritized what it is you'd like to change about yourself, identify your limiting beliefs. A limiting belief is a thought that restricts you from achieving your goals, and it has very real negative consequences. An individual's limiting beliefs are largely unconscious and develop out of life experiences and a life story. The guy who believes that he's undeserving of a great relationship or job didn't just wake up one day thinking, "I'd like to ask that woman out, but she'll never say yes" or "I'd love to apply to that job, but I'll never get it." Moments



across that person's life created a false and negative internal narrative that then stops him from feeling hopeful about a relationship or better career. Inaction, avoidance, and withdrawal cement his dreaded but expected negative outcome, and the narrative plays on and repeats when new opportunities present for him.

One way to challenge your limiting beliefs is to write down the things you want to change about yourself and the reasons you think you can't. After identifying your limiting beliefs, acknowledge that they're just beliefs. Challenge your beliefs and recognize the negative consequences those beliefs cause you. And reframe your thinking to adopt a new belief that you can begin to put into practice by using positive self-talk.

Research studies have repeatedly shown that positive self-talk serves to decrease stress and increase self-esteem and overall wellness. Individuals with anxiety, depression, and other forms of mental health struggles (e.g., eating disorders and body image problems), have demonstrated significant symptom reduction as a result of positive self-talk.

### **Cultivate an attitude of gratitude.**

Positive Psychology research studies have shown that gratitude is strongly associated with happiness and that increased levels of happiness lead to motivation, commitment and change when it comes to achieving goals. And when it comes to cultivating gratitude in your life, I recommend that you put effort into focusing on the good; by noticing, appreciating, and seeking out the good things in our life, you will start to think more positively about all that you have. You might benefit from keeping a daily gratitude journal or from mentally reminding yourself of the various things you have to be grateful for. For example, before going to bed at night, think about two things you're grateful for from your day and allow yourself to feel good about those things. Abraham Lincoln once said, "Most folks are about as happy as they make up their minds to be."

### **Give back.**

Human beings are hard wired when it comes to pleasure, and research has shown that being generous and giving to others contributes to happiness and even success. Generous people focus on the good of others over the good for themselves, and thus they will do what they can to work harder to accomplish their goals. Consider the character, Ebenezer Scrooge, from "A Christmas Carol. Scrooge's reframing of his life (in relation to others) led to increased happiness, which then buttressed his altruistic drive to give back and help others. Everyone, including Scrooge, benefited

from his generosity, and that led to the betterment and success of all involved.

This holiday season is a wonderful time to give to others, and like Scrooge, your generosity could pay back in dividends and could help you to feel better about yourself and the changes you want to make. From volunteering your time or donating money, to partaking in kind and selfless acts (e.g., leaving a 5 Star Google review for a business you like, helping a neighbor shovel out some snow, etc.), giving is motivating, and I encourage you to embrace it.

### **Visualize success.**

Visualization is a cognitive strategy that involves an individual using their imagination to change, achieve, accomplish, or obtain something desired and important. By mentally rehearsing an outcome, you can center yourself with positive thinking and relaxation toward whatever it is you are striving to achieve. As a practice, visualization has been around for generations, and it is used by many cultures. Olympians, professional athletes, celebrities, and many others who have struggled to achieve, have been helped by it.

A Vision Board is an easy and effective way to practice visualization. You will need a cork board to start. Then, place several pictures or ideas for change on the board; ideally your ideas will include short- or long-term goals. Google Images is a great place to find what you might be looking for, and ideas abound. A printout of a report card with all "A's," a printout of a baby if you are trying to conceive, a printout of someone close to your age and in shape or exercising, a personal check with a monetary number on it to represent your retirement goal, a printout of a lake house, a printout of a happy older couple walking down the beach, a printout of a large family at a holiday gathering – these are just a few ideas that may matter to someone as they visualize their success. Once the Vision Board is up, you will want to place it somewhere it will be seen (i.e. your bathroom or closet). And Vision Boards aren't static. After you achieve a goal, you can take it down and put up a new one. Research has consistently shown that visualization increases positive thinking and change, so it's a good bet that it will help you if you give it a try. What successes to you visualize for yourself this year?

So, regardless of your specific goals or resolutions, remember that achieving them is more mental than you think. Here's to getting yourself into a winning mindset for positive and successful change to follow in 2023!





## Five Things to Know Ahead of Winter Weather in Loudoun From Loudoun Public Affairs and Communications Offices

When significant winter weather is forecasted to impact Loudoun County and our region, officials encourage members of the community to take steps to prepare for the effects of a forecasted winter weather event.

### Here are five things for every resident to know ahead of the storm:

#### 1. Know the Forecast

- Get updated weather information from the National Weather Service at [weather.gov/lwx](https://weather.gov/lwx), Facebook or Twitter.

#### 2. Know the Road Conditions

- The Virginia Department of Transportation urges motorists to limit or delay their travel if road conditions warrant. Track VDOT's efforts and get real-time traffic information at [511virginia.org](https://511virginia.org). Follow VDOT on Facebook and Twitter. Call VDOT for more information at 1-800-FOR-ROAD.
- If you have to travel on snow-covered roads, be sure to review driving safety and preparedness tips from the Loudoun County Sheriff's Office before heading out on the road, including having an emergency kit in your vehicle.

#### 3. Know Who Maintains Your Street

- VDOT and homeowners' associations (HOAs) maintain most roads in the county, which includes snow removal.
- Loudoun County has an interactive online tool to help residents determine who is responsible for the maintenance of their roads. Learn more at [loudoun.gov/roads](https://loudoun.gov/roads).

#### 4. Know How to Be Prepared

- The possibility of significant icing could lead to tree damage and power outages. Loudoun County emergency management officials suggest that you take time to charge cell phones and other electronics ahead of the inclement weather.
- Know How to Contact Your Utility Providers: If you need to report outages, make sure you have contact information for local utilities, which is posted at [loudoun.gov/winter](https://loudoun.gov/winter).
- Make a Plan and Build an Emergency Kit: Everyone is encouraged to review their emergency plans and have an emergency supply kit with items such as flashlights and batteries, battery-operated radio, water, first aid supplies, canned food and can opener, medications, etc. Learn more about emergency preparedness at [loudoun.gov/ready](https://loudoun.gov/ready).

#### 5. Know How to Stay Informed

- Check [loudoun.gov](https://loudoun.gov) for timely information on county operations, including the status of county facilities.
- Follow Loudoun County Government on Facebook and Twitter.
- Sign up for Alert Loudoun to receive information alerts from the Loudoun County Government.
- Find out about Loudoun County Public Schools (LCPS) operational status at [lcps.org](https://lcps.org) or via LCPS Facebook and Twitter.



# Broadlands Area Clubs and Groups

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

## ASHBURN TOASTMASTERS

Holding Online Meetings. Please contact our VP of Membership, [vp-703053@toastmastersclubs.org](mailto:vp-703053@toastmastersclubs.org), for the URL to join our meetings. Check our website, [ashburn.toastmastersclubs.org](http://ashburn.toastmastersclubs.org) for meetings calendar.

## BRAMBLETON LADIES GOLF LEAGUE

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

## BROADLANDS EVENTS COMMITTEE

Get involved by volunteering! Broadlands has many events throughout the year that need volunteers. All you need to do is show up and be ready to have fun! Plus, volunteering is a great way to get to know your neighbors. The next meeting is on Tuesday, January 10th, 6:30pm, at the Clubhouse, 43360 Rickenbacker Square. For more info, email Crystal Boswell at [events@broadlandshoa.com](mailto:events@broadlandshoa.com).

## BROADLANDS LIVE! COMMITTEE

Broadlands relies on volunteers to help make the concert season a success. Email Jason at [BroadlandsLive@broadlandshoa.com](mailto: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](http://Pack1483.org)) meets at Hillside ES; and Cub Scout Pack 1484 ([Pack1484.org](http://Pack1484.org)) meets at Mill Run ES. To learn more about us, please visit [BeAScout.org](http://BeAScout.org).

## GIRL SCOUTS

Girl Scouts provides leadership training through STEM, outdoor experiences, skills badges, community service and entrepreneurship. For more information, please visit [girlscouts.org](http://girlscouts.org).

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

## MOMS CLUB OF ASHBURN

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

## MOMS IN PRAYER - BRIAR WOODS

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

## MUSIC ON THE HEIGHTS

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

## PRE-TEEN AND TEEN ASPERGER'S SOCIAL SKILLS GROUP

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

## ROTARY CLUB OF ASHBURN

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

## BROADLANDS TECHNOLOGY COMMITTEE

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



# Cooking Safety

Cooking brings family and friends together, provides an outlet for creativity and can be relaxing. But did you know that cooking fires are the number one cause of home fires and home injuries? By following a few safety tips you can prevent these fires.

## "COOK WITH CAUTION"

- Be on alert! If you are sleepy or have consumed alcohol don't use the stove or stovetop.
- Stay in the kitchen while you are frying, boiling, grilling, or broiling food. If you leave the kitchen for even a short period of time, turn off the stove.
- If you are simmering, baking, or roasting food, check it regularly, remain in the home while food is cooking, and use a timer to remind you that you are cooking.
- Keep anything that can catch fire — oven mitts, wooden utensils, food packaging, towels or curtains — away from your stovetop.

## If you have a small (grease) cooking fire and decide to fight the fire...

- On the stovetop, smother the flames by sliding a lid over the pan and turning off the burner. Leave the pan covered until it is completely cooled.
- For an oven fire, turn off the heat and keep the door closed.

## If you have any doubt about fighting a small fire...

- Just get out! When you leave, close the door behind you to help contain the fire.
- Call 9-1-1 or the local emergency number from outside the home.



## Cooking and Kids

Have a "kid-free zone" of at least 3 feet (1 metre) around the stove and areas where hot food or drink is prepared or carried.

## FACTS

- ❗ The leading cause of fires in the kitchen is unattended cooking.
- ❗ Most cooking fires in the home involve the kitchen stove.



**NATIONAL FIRE PROTECTION ASSOCIATION**

The leading information and knowledge resource on fire, electrical and related hazards





## AVFRD News

**Chili Cook Off Time Again! March 4, 2023, 12:00pm-4:00pm (rain date March 11, 2023) Old Ox Brewery:** Please join us on March 4th (rain date is March 11th) for the "Chilly Days Chili Fundraiser" at Old Ox Brewery. Interested in being a sponsor? Contact MaryAnn at Old Ox Brewery 703-405-7136 or [maryann@oldoxbrewery.com](mailto:maryann@oldoxbrewery.com). More information to come!

**Interested in Volunteering? Interest Meetings are held every month:** 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](http://ashburnfirerescue.org/volunteer/why-volunteer) for more information.

**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](http://ashburnfirerescue.org/about/founders-hall-rental) or email: [info@founders-hall.com](mailto:info@founders-hall.com).

## In Case You Need a Hand . . .

### NON-EMERGENCY

Ashburn Fire.....	703-729-0006
Dominion Virginia Power .....	888-667-3000
Fire Marshall .....	703-777-0333
Loudoun County Sheriff.....	703-777-1021
Loudoun Water (customer service) .....	571-291-7880
Loudoun Water (after hours) .....	571-291-7878
Poison Control .....	800-222-1222
State Police .....	703-771-2533
Washington Gas .....	703-750-1000

### BROADLANDS COMMUNITY

Mailbox (Main Street Mailboxes) .....	1-571-379-8454
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#### 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, <a href="mailto:laura.marshall@fsresidential.com">laura.marshall@fsresidential.com</a> .....	571-234-5475
Verizon Activation (SWHOA Only) .....	1-800-501-1172
Verizon FiOS Bulk Technical Support 24x7.....	1-888-553-1555
SWHOA FiOS Contract General Information .....	SWHOAB.COM

### PUBLIC INFORMATION

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

### SCHOOLS -BROADLANDS

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

## ARTS/MUSIC

### PIANO TUNING:

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

## EDUCATION/TUTORING

### MATH RESCUE 911:

We offer tutoring in Pre-algebra, Algebra I & II, Geometry, Trigonometry, Pre-Calculus, and Calculus. We also offer SAT, and ACT prep. Tutor at your home or at the library. May also do sessions on Zoom. Reasonable rates. Call or text Vincent Chu at (571) 379-3074; email is [vchu\\_911@yahoo.com](mailto:vchu_911@yahoo.com).

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

### ASHBURN ELECTRIC:

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

### HANDYMAN SERVICES:

For repairs in your home. Small jobs and odds & ends. Plumbing, electrical, water heater replacement, bathrooms, and more... Free estimates. Call: 571-426-2126.

## MARKETPLACE/PROFESSIONAL SERVICES

### ASHBURN ARTISAN SOAPS:

Ashburn Artisan Soaps: Treat your skin & indulge in high quality, plant-based products that are safe for people & the environment. Our bath & body products are handcrafted at our home in Broadlands, VA, where we've been creating artisan soaps made with all-natural ingredients since 2013. [ashburnartisansoaps.com](http://ashburnartisansoaps.com), take 15% off your first purchase by signing up to our newsletter. Free local pickup. Free shipping on orders over \$75.

### MARY KAY:

A wise woman once had a dream to change the lives of women for the better. Her hope was so contagious that, one person at a time, her dream spread around the world. Nearly 50 years later, millions have been touched by the legacy that Mary Kay Ash left. I'm proud to share in her commitment of caring and connecting in communities, just like ours, to help make a difference. For information, contact Deborah at [marykay.com/dleben](http://marykay.com/dleben) or [DeborahLebenMK@gmail.com](mailto:DeborahLebenMK@gmail.com) or 703-217-4583.





# BROADLANDS

## HOW TO PLACE A CLASSIFIED AD

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

## MONTHLY RATES:

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

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

**No cancellations are permitted after the deadline.** For more information, contact the Advertising Manager, Stassa Collins at [ads@broadlandshoa.com](mailto:ads@broadlandshoa.com) or 703-729-9714.

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

## Broadlands Blast

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

## Broadlandshoa.org

The Broadlands website gives you access anytime to find answers to most of your questions. Updates and reminders are posted to the main page as well.

## Go Paperless

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

## Broadlands Community Info . . .

### BROADLANDS ASSOCIATION, INC.

21907 Claiborne Parkway Broadlands, Virginia 20148

Main: 703-729-9704

[broadlandshoa.org](http://broadlandshoa.org)

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

**HOA & Nature Center Office Hours:**

Closed to walk-ins

### ASSESSMENT INFORMATION OFFICE

**FirstService Residential: Payments and Resale Docs**

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

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

**Mail Payments To:**

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

### BROADLANDS ASSOCIATION STAFF

**General Manager:** Sarah Gerstein ♦ [sarah@broadlandshoa.com](mailto:sarah@broadlandshoa.com)

**Covenants Manager:**

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

**Covenants Inspector:**

Anders Isaksen ♦ [anders@broadlandshoa.com](mailto:anders@broadlandshoa.com)

**Newsletter Editor:**

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

**Events Committee Liaison:**

Crystal Boswell ♦ [events@broadlandshoa.com](mailto:events@broadlandshoa.com)

**Resident Services Director:**

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

**Modifications and Resale Manager:**

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

**Community Outreach Coordinator, Pool Liaison:**

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

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

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

### BOARD OF DIRECTORS

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

**Vice President:**

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

**Secretary/Treasurer:**

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

**Directors:**

Kay Dillon ♦ 703-405-4750

John Gallagher ♦ 703-927-6319

William Kolster ♦ 703-858-2459

Tania Marceau ♦ 571-331-4381

Jason Pualoa ♦ 703-340-9828

### COMMITTEES

**Broadlands Live Concerts:**

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

**Events:** Crystal Boswell ♦ [events@broadlandshoa.com](mailto:events@broadlandshoa.com), \*see Clubs & Groups

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

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

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

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# 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

- For inquiries, please contact Jeff Walter via email at [jwalter@e-gcg.com](mailto:jwalter@e-gcg.com) or 703-818-2700. You may also visit [broadlandshoa.org/newsletter](http://broadlandshoa.org/newsletter)
- Email camera ready ad in PDF format to [jwalter@e-gcg.com](mailto:jwalter@e-gcg.com).  
Ad must be in the 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.







## Brambleton Library January Programs

### Calling All ESOL Volunteers!

**Location:** Brambleton Library

**Date/Time:** Ongoing

**Age Group:** Adults

**Description:** Calling all ESOL volunteers! Brambleton Library needs volunteers to tutor English learners in our One-on-One ESOL Tutoring service. No previous experience is necessary. Please contact Sierra Armstrong at [sierra.armstrong@loudoun.gov](mailto:sierra.armstrong@loudoun.gov) if you would like to learn more.

### Select a Book for Crafter's Choice Adult Book Club

**Location:** Meeting Room B

**Date:** January 16-30, 2023

**Age Group:** Adults

**Description:** Choose a book based on this month's theme, "I Need a Hero," either from the display at the top of the stairs on the second floor of the library, the suggested reading list, or that you find on your own. This month's crafting book club will be on Monday, February 6 at 6:30 p.m.

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

### Needle Felting

**Location:** Meeting Room A

**Date/Time:** 1:00pm-4:00pm, January 21, 2023

**Age Group:** Adults

**Description:** Learn needle felting to make a duckling.

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

### Sashiko Sewing

**Location:** Meeting Room A

**Date/Time:** 1:00pm-3:00pm January 30, 2023

**Age Group:** Adults

**Description:** Learn the traditional Japanese embroidery technique of sashiko to make your own sampler. While supplies last. Link to LCPL Event Calendar:  
[library.loudoun.gov/calendar](http://library.loudoun.gov/calendar)

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# BROADLANDS

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