

FEBRUARY 2023

*Our Neck of the Woods*

# BROADLANDS

*Official Newsletter of the Broadlands Homeowners Association*



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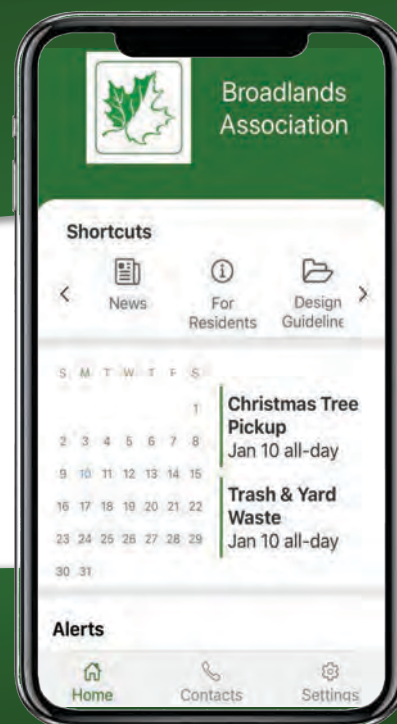
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# BROADLANDS



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**Board of Directors**  
**Upcoming In-Person Meeting**  
**Monday, February 13th - 6:00pm**  
**43360 Rickenbacker Square**

## Board Meetings Information

Monthly meetings are held 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 January 10th Meeting Highlights

- Approved the minutes of December 13<sup>th</sup>, 2022 meeting
- Discussed resident requests to allow for front yard tree swings. Referred to Modification Subcommittee for clarification on the Design Guidelines for Play Equipment
- Approved a recommendation from DTCI for speed humps on Ridgeway Drive
- Established the Annual Meeting date for May 3<sup>rd</sup>
- Appointed Dawne Holz, John Horner, and Sarah Gerstein to the 2023 Annual Meeting Elections Committee
- Approved the revised proposal for a retaining wall in section 52 from Outdoor Structures
- Approved the 2022 audit engagement letter from Malvin Riggins & Co.
- Approved the SmartProperty proposal for a Living Reserve Study
- Approved the enrollment package from EventGroove and FirstService Residential
- Approved a newsletter publishing contract with Natalie Ihanainen
- Held four 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.*

# FEBRUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2 Groundhog Day World Wetlands Day	3	4
5 Tu BiShvat	6	7 Events Committee Meeting 6:30pm - CH	8 Modification Subcommittee Submissions Due 12:00pm - NC	9 National Pizza Day	10 Newsletter submissions due - 12:00pm	11 International Day of Women and Girls in Science Bingo Night 6:00pm - CC
12 Super Bowl	13 HOA Board Meeting 6:00pm - CH	14 Valentine's Day	15 Modification Subcommittee Meeting 7:00pm - Virtual	16	17 Random Acts of Kindness	18 National Drink Wine Day
19	20 HOA Offices closed for President's Day	21 Mardi Gras	22 Ash Wednesday	23	24	25
26	27 SWHO Board Meeting 7:00pm - Virtual	28				 EQUAL HOUSING OPPORTUNITY

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



## Why Join a Committee?

Broadlands Association relies heavily on volunteers and nowhere is that more apparent than in the development and implementation of the wonderful community events that we have throughout the year. 2020 through 2022 were challenging, but we rose to the occasion and developed socially distant, outdoor focused events that would attract and engage our community members. In 2023, we expect to bring back some old favorites and develop some new ones, but we would love your input in planning these fun family events!

Whether you are a single person living alone, a couple with no children, a growing family with young kids, or empty nesters, we have volunteer roles to fit your lifestyle. Concerned that you will be underutilized, you lack the necessary skills, or that you may be asked to work on events that do not capture your interest? Fear not, we have needs for all skill levels and interests. Being a part of the planning committees for the events will ensure that we have activities that you and your loved ones will enjoy year after year. While some of the committee positions require considerable time in planning and organizing, the level of commitment can be up to you. Some committees meet once a month, while others are on a more flexible schedule and may meet quarterly or conduct much of their business via email. Some committees need volunteers to assist with setup or assisting in activities during an event, but do not require routine attendance at committee functions. I am confident that you will find whatever time you have to devote a most rewarding experience.

The Broadlands Live Committee organizes the summer concert series held at Hillside Park next to the Stone House. Funding of the concert series is provided by Broadlands Association, Inc. and sponsors. We held two outstanding and well attended concerts in both 2021 and 2022 and hope to expand to a third one. This concert series is one of the few free concerts in the region where you can also bring your own food and adult beverages.

The Events Committee hosts an array of community wide events for adults, teens, and children alike, including past hits like St. Paddy's Day Block Party, Egg Basket Drive-thru, Yoga and Wellness Days, Comedy Hour, The Pooch Pool Party (Dog Swim), Fall Harvest Festival, Wine and Beer Tastings, Halloween Parties, Diwali, and Visit with Santa. Even if you don't have time to devote to monthly meetings or advance planning of events, volunteers are needed the day of to help with

setup and takedown. We also did not have any judges in 2022 for the Halloween and holiday decorating contests and welcome volunteers to take on that role.

The Modifications Subcommittee is responsible for reviewing all applications for changes to the exterior of your unit as well as reviewing the existing Design Guidelines and making recommendations for changes to the Board of Directors. This committee reviews each application in detail to confirm compliance with our Declaration and Design Guidelines. The committee meets 20 times per year (currently virtually) to review applications. In 2022, the committee reviewed nearly 800 applications for your exterior home improvements. They certainly deserve a round of applause! Currently they are seeking a volunteer to serve on the committee. If you are interested, please reach out to Robin Crews, Resale/Modifications Manager at [rcrews@broadlandshoa.com](mailto:rcrews@broadlandshoa.com) or call at 703-520-9902. Further information can be found on page 7 in this newsletter.

The Technology Committee is responsible for the design and maintenance of the BroadlandsHOA.org website and I am happy to announce that we will again host the Flicks in the Sticks outdoor movie series for 2023. The Committee is made up of resident volunteers from the Broadlands community and includes web designers, graphic designers, content managers, database administrators, programmers and web hobbyists. Membership is open to anyone that would like to help work on the design and content of the site or help with programs or seminars on computer hardware, software, or usage for residents. Tech experience is not required!

The association does not currently have active Neighborhood Watch, Recreation/Pool, or Finance committees. We are open to volunteers for these or other committees you may be interested in serving on. If I have piqued your interest at all, please contact me to discuss volunteer options that we have available. You may also contact the committees directly. Contact information for each committee is provided in this newsletter as well as on our website at [broadlandshoa.org](http://broadlandshoa.org).

Cheers,

*Sarah*

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

*Being a part of the planning committees for the events will ensure that we have activities that you and your loved ones will enjoy year after year.*

## 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
February 8th .....	February 15th
February 22nd .....	March 1st
March 8th .....	March 15th
March 29th .....	April 5th
April 12th .....	April 19th

*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).





## 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.

## An Application is Required for Attached Housing Reroofing Projects

Approval is required for all attached housing such as townhouses and attached housing in Overland Park for reroofing projects. This is to keep uniformity among attached housing in color and material.

According to the new roofing design guidelines: "For attached houses (Townhouses/Overland Park) in order to maintain uniformity among attached housing, an application is required for all reroofing projects. Architectural shingles are allowed.

Please refer to the roofing design guidelines for more details and submission requirements at [broadlandshoa.org](http://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/](http://broadlandshoa.org/for-residents/design-guidelines/), for more details and submission requirements.

## Share Your Ideas

Broadlands Our Neck of the Woods monthly newsletter appreciates our residents' input to the newsletter and the wonderful photos you have submitted. We would love for you to keep submissions coming whether it be photos, a creative writing piece, an idea for a new column, any general interest news article you want to share, celebrate a milestone or even a restaurant recommendation.

Articles should be about 300 words and submitted in MS Word doc format. Photos should be submitted in high quality resolution (min 300dpi). Articles are edited and published at the discretion of the association and are subject to space availability; submission does not guarantee publication.

Email your suggestions, articles and photos to [Newsletter@broadlandshoa.com](mailto:Newsletter@broadlandshoa.com) and include a description in the subject line.

## 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 February News

### Next Board of Directors Meeting Will be Held on February 27th

#### **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

### February

We in Covenants hope that all our neighbors and friends had a wonderful and safe holiday season. We would like to take this opportunity to thank the community for your full assistance during the past year in helping to keep our neighborhood beautiful. On another note, I would like to welcome our newest staff member, Anders Isaksen, to the Covenants Team. Anders Isaksen is our new Covenants Inspector.

If you have any covenants questions, please contact Anders at 703-520-9903, [anders@broadlandshoa.com](mailto:anders@broadlandshoa.com) or the Covenants Manager, Suzan, at 703-520-9903, [suzanrodano@broadlandshoa.com](mailto:suzanrodano@broadlandshoa.com). Please do not hesitate to reach out to either of us for assistance as we are available to assist you in any manner possible.

#### **Time to remove your holiday decorations**

During the month of February, the Inspectors will be focusing on homes with holiday decorations still on display. 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. Holiday decorations should be removed by February 4th.

#### **Please Tie Your Trash Down on Windy Days**

Please be sure to secure your trash. Any boxes should be flattened and tied together. Place filled and tied up garbage bags in your trash bins and ensure the lid of your bin is tightly secured to keep animals from getting to it. Lastly, if the trash does blow over, or you see a bin out of place, please pick it up, even perhaps if it isn't yours. The Association relies on our homeowners to help keep their neighborhood free from litter.



*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.*



## Little Free Library Near the Community Center

### Take a Book, Share a Book

A new Little Free Library has been installed near the tot lot and the Community Center along the pedestrian path. Thank you to Michael Schimmel, President of the Rotary Club of Broadlands, and Ryan Baxter, Sargent of Arms for the Rotary Club. Ryan Baxter is also the owner of Salty Dog Remodeling, who installed the Little Free Library.

All books are sharable – if you take a book, please share a book so our community members can all enjoy the Little Free Library.

Little Free Library is a nonprofit organization based in St. Paul, Minnesota. Our mission is to be a catalyst for building community, inspiring readers, and expanding book access for all through a global network of volunteer-led Little Free Libraries.

Our vision is a Little Free Library in every community and a book for every reader. We believe all people are empowered when the opportunity to discover a personally relevant book to read is not limited by time, space, or privilege.

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



## 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.



## 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.



## Women Giving Back Coat Drive



Fall/Winter Coats needed for women and children of all ages! Please place in bin behind the HOA building at 21907 Claiborne Parkway.

## 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! 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.

## BRIAR WOODS ATHLETIC BOOSTER CLUB ANNUAL MULCH SALE



Take Your Pick! - All Types \$6 per bag DELIVERED to Your Driveway  
(20148 addresses only)



3 cubic feet of high quality  
shredded hardwood mulch



2 cubic feet of high  
quality BLACK mulch



1 cubic foot of high quality  
Garden Gro compost

**Mulch Delivery Day:** Saturday, March 25, 2023 between 9:00am - 5:00pm

**Order Deadline:** March 15, 2023

**QUESTIONS?:** Email [events@bwboosters.org](mailto:events@bwboosters.org)

**Scan the QR Code to Order and Pay:**

or go to <https://bwhsfalcons.com/athletic-boosters/> & click the Order Mulch link





# THINKING ABOUT SELLING?

The things you do BEFORE you put your home on the market has the biggest impact on what it will sell for.

**PREPARATION IS KEY!**

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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.





# Loudoun Board of Supervisors Sets 2023 Meeting Schedule

The Loudoun County Board of Supervisors has set its meeting schedule for 2023 and has reelected Sterling District Supervisor Koran T. Saines as vice chairman. In the absence of Chair Phyllis J. Randall, Saines will perform the duties of the chair.

Under the rules of order adopted January 3, 2023, during the Board's first meeting of the year, the Board's monthly schedule of business meetings and public hearings, including the public input schedule, will generally remain the same as last year, with the exception of a new start time—4:00 p.m.—for business meetings. In addition, the Board's Transportation and Land Use Committee will also start one hour earlier, at 5:00pm.

## 2023 Meeting Schedule

The Board's adopted meeting schedule for 2023, which includes starting business meetings one hour earlier than last year, is as follows:

- Business meetings on the first and third Tuesday of the month at 4:00pm.
- Public hearing on the Wednesday of the week following the first business meeting of the month at 6:00pm.
- Finance/Government Operations and Economic Development Committee meetings on the second Tuesday of the month at 6:00pm.
- Transportation and Land Use Committee meetings on the third Wednesday of the month at 5:00pm.
- The Joint Board and School Board Committee schedule is to be decided at the committee's first meeting of 2023, scheduled for February 6 at 5:00pm.

Details about the Board's meetings are posted online at [loudoun.gov/calendar](http://loudoun.gov/calendar).

## 2023 Holiday Adjustments

**The Board made adjustments to the meeting schedule due to holidays:**

- Moved the July 4, 2023, Board business meeting to July 5, 2023, due to the Independence Day holiday.
- Moved the November 7, 2023, Board business meeting to November 9, 2023, due to Election Day.

*Board of Supervisors meetings are held in the Board Room in the Loudoun County Government Center, 1 Harrison St. SE in Leesburg. The meetings are available for viewing on television on Comcast Government Channel 23 and Verizon FiOS Channel 40, and at [loudoun.gov/meetings](http://loudoun.gov/meetings).*

## Public Comment Schedule and Procedures

Members of the public may provide input to the Board during business meetings and public input. Speakers are encouraged to sign up in advance by

calling 703-777-0200 by noon on the day of the meeting. Details on the process for signing up for public comment are included in the Board's revised rules of order approved at the January 3 meeting. Procedures are posted online at [loudoun.gov/signuptospeak](http://loudoun.gov/signuptospeak).

- Public input at the Board's business meetings will begin as early as 6:00 p.m.
- At the second business meeting of the month, an additional time of public input will be included at the beginning of the agenda at 5:00 p.m. The number of speakers is limited and speakers must sign up in advance.
- Comments at public hearings are limited to the items on the agenda.

## Committee Appointments

The Board's appointments to its standing committees—the Finance/Government Operations and Economic Development Committee; the Joint Board and School Board Committee; and the Transportation and Land Use Committee—remain unchanged in 2023. In addition, the Board appointed members to various regional and county boards, which are listed in the agenda packet.

## For More Information

More information about the Board of Supervisors is available at [loudoun.gov/bos](http://loudoun.gov/bos).



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## Winter Pet Safety

We love our pets, so keeping them safe in the wintertime should be a top priority. See below for some friendly reminders detailing how you can ensure your pet stays warm, happy and out of harm's way even on the dreariest of winter days.

### Beware of sidewalk salt and de-icer

Pets' paws are extremely sensitive, so prolonged exposure to sidewalk salt can be problematic. If you walk your dog regularly in areas where sidewalk salt is used during inclement weather, wipe the underside of paws with warm water and a clean towel when you go back inside. Doing so also eliminates risk of ingestion if your pup licks its paws often. Keep an eye on your pet's toe pads for severe dryness, cracking or bleeding. The HOA uses a flat de-icer in order to cut down on the risk to pets, but we cannot control what individual owners put on their sidewalks.



### Bring pets indoors

Just as in summer months when temperatures reach extreme highs, pets should be brought inside during extreme wintertime lows. This applies for daytime and nighttime temperatures, so check weather forecasts daily and limit your pup's outside time if the forecast is looking chilly. And remember—if you're uncomfortable with the outside air temperature, chances are your pet is too.

### Bundle them up!

When pets do go outside during the cold winter months, those with thinner fur coats may need extra warmth. Our local pet stores should have an assortment of extra layers for your dog—even winter boots for pups who need extra paw protection from the cold and ice. Only add layers if your pet can truly benefit. If you're unsure, ask your veterinarian.

### Keep your pet active and out of trouble

During inclement weather when you can't make it outside with your pup, set aside some extra time during the day to make sure they have some exercise—even 15 minutes of playtime helps. Paying attention to your pup keeps them engaged and happy, and ensures no bad behavior caused by boredom.



BROADLANDS

## BROADLANDS EVENT COMMITTEE

**BINGO  
NIGHT**

**FRIDAY, MARCH 3, 2023**

Doors Open at: 6:00pm

Game Starts at: 6:30pm

10 ROUNDS OF  
BINGO! GREAT  
PRIZES FOR  
EVERY ROUND!

Online Registration:

**FIRSTSERVICERESIDENTIAL.MYEVENTSCENTER.COM/  
BROADLANDS**

Location:

Community Center  
43004 Waxpool Road  
Broadlands, VA 20148

**\$3 ENTRY**

INCLUDES:  
SLICE OF  
PIZZA AND  
BEVERAGE

**EACH ATTENDEE MUST PURCHASE A TICKET**







## Tennis News

**Submitted By: Jason Wnuk of Blue Chip Sports Management**

Blue Chip Sports Management and On the Line Tennis are excited to announce a five year agreement with Broadlands Association, Inc. to provide new and exciting tennis and pickleball services to the Broadlands community.

The Blue Chip team will be leading the efforts in changing tennis and pickleball in the Broadlands area. Blue Chip offers over a combined 60 years of private and recreational club operational expertise and facilities management and understands the demanding needs expected to operate and provide professional services to the Broadlands community. Blue Chip was created in 2008 and is heavily invested in the DMV area. Blue Chip is a team of very qualified and fully insured coaches who implement up to date coaching and classes and are committed to the fostering of a connected Broadlands community.

Through their team of highly qualified professionals, Blue Chip has extensive resources available to grow the tennis and pickleball programs, develop and lead both junior and adult tennis programs to help everyone reach their goals for any level and, increase community engagement. Blue Chip specializes in community engagement by prioritizing social events for residents to connect with each other.

### Upcoming events:

- **FREE** online court reservation system for any Broadland's resident
- Newly designed Junior and Adult Tennis sessions
- Newly designed age and level appropriate tennis summer camps
- Red Ball 8 & Under tennis classes
- Monthly tennis and pickleball socials
- Adult Tennis Flights
- Racquet stringing and demo days

**Click the link or scan the QR CODE to register for more information**

**Link:** <https://forms.office.com/r/ArKB62m8mn>

QR Code:





# 9 Tips to Loving (and Liking) Your Spouse Again

Submitted By: Dr. Michael Oberschneider of Ashburn Psychological and Psychiatric Services

*Do you find yourself in a marriage where you love your spouse, but privately and deep down inside, you don't necessarily like him or her very much anymore?*

If you answered “yes” know that you are not alone. Research studies have shown that as many as 6 out of 10 married couples are unhappy, and those studies cite several factors contributing to marital unhappiness including: a sex life with diminishing returns, financial stress, preoccupation with technology, dishonesty, a lack of communication, adultery, and men taking their partners for granted when it comes to domestic responsibilities.

With about 50% of folks getting divorced these days overall, and 41% for those from first marriages, being in an unhappy marriage is no laughing matter. Here are 9 tips you can use to help you to like your spouse again.

## Share home and family responsibilities

Regardless of who the bread winner is, or whether or not one or both of you work outside of the home, divvying up household responsibilities will go a long way for both you and your spouse to feel appreciated, cared for and respected as a partners.

## Don't over focus your time on your children

I suppose if your child and spouse were hanging from a cliff by their finger tips and you could only pull up and save one of them, of course you would save your child, but how many cliff moments are there in life? So, stop doing things for your kids all of the time and do some kind deeds for your spouse and spend more quality time together as a couple. As parents, our children mean a lot to us, but they shouldn't always come first.

## Don't let yourself go

Taking care of yourself and taking pride in your appearance is a respectful thing to do for yourself and your partner. It's one thing to have a drink or two or a sweet treat from time to time, but it's entirely another thing to overindulge in alcohol or food.

## Remember that your career represents only a part of your life

If you find yourself feeling more comfortable at the office than at home, it's time to rethink your work-life balance and priorities – your family time, health, leisure time, spiritual development and personal

wellbeing should be just as important to you as your work.

## Prioritize time together

While it's healthy to have some alone time in a marriage, doing things separately too often can become problematic. Plan a regular “date night” and make time together a priority to help foster closeness and intimacy with your spouse. I also recommend bonding around the less meaningful moments in life – hitting Costco or running other sorts of errands together isn't necessarily romantic, but it can be a positive time as a couple.

## Share a hobby or goal

Finding a common activity or goal you can do together can also increase your bond as a couple. Golfing together, losing weight together, training for a 5K together, setting a savings goal, are just a few ideas to consider to increase the enjoyment in your shared time and the satisfaction in achieving a shared objective.

## Put your phone down

Technology is a wonderful thing, but it can interfere in your important relationships if you're not careful. Research has shown that fifty percent of spouses have reported fighting on vacation because their spouse can't disconnect from their technology. Facebook isn't going anywhere, so put your phones and devices down and be in the moment with your partner.

## Don't forget your sex life

Researchers at the University of Toronto have found that the happiest married couples have sex once a week. It's important to remember though that while sex is an important ingredient for intimacy, it's not everything. Showing genuine interest in your spouse and being loving to one another will serve to deepen the emotional intimacy in your marriage.

## Communicate

It takes two to make a marriage work, so if you feel that your needs aren't being met, communicate your feelings. If that doesn't work, consider getting some professional help. A good couple's therapist can help you work out your communication problems and guide you back to happiness.

*So, if you feel your marriage isn't what it once was and you find yourself disliking things about your spouse, be proactive and take steps to fix it.*





## CALL FOR VOLUNTEERS

# PHOTOGRAPHERS

The Events Committee is looking for volunteer photographer(s) to assist with taking photos at Broadlands events. We are excited about our event schedule this year and would love assistance with capturing these moments to share with the community.

If you are interested in sharing your craft with us or want to find out more information, please contact our Events Manager, Crystal Boswell at [events@broadlandshoa.com](mailto:events@broadlandshoa.com).





# 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 [Newsletter@broadlandshoa.com](mailto:Newsletter@broadlandshoa.com).

## ASHBURN TOASTMASTERS

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

## BRAMBLETON LADIES GOLF LEAGUE

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

## BROADLANDS EVENTS COMMITTEE

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, February 7th, 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.

## 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.







## Frozen Pipes

Sourced From: Loudoun Water, [loudounwater.org/residential-customers/frozen-pipes](https://loudounwater.org/residential-customers/frozen-pipes)

When the weather turns colder, water expands as it freezes and this can put tremendous stress on whatever is containing it, including metal or plastic pipes. Usually, pipes that freeze are exposed to severe cold weather, like outdoor hose bibs, water supply pipes in unheated interior areas like basements, garages, or kitchen cabinets. To keep meters from freezing during extreme cold snaps, it is important to have a constant flow of water going through the meter.

### During significant cold snaps, follow these tips:

- To prevent your pipes from freezing, allow a faucet to trickle cold water. The faucet you choose should be the one that is the greatest distance from your main water shut off valve and at the highest point in your home. This is especially important if your property has experienced frozen meters in the past.
- Open the cabinets beneath any place with a water supply, such as the kitchen and bathroom sinks. This will allow warm air to circulate. (Remove any toxic substances first if there are small children or pets in the home.)
- If your pipes freeze, never thaw a pipe with an open flame. Use warm water to soak towels, then wrap the towels around the frozen pipes.

*If you recently had your meter thawed by a Loudoun Water staff member, please take care to prevent your meter from refreezing by following the above tips.*

### Here are a few preventive measures that can help you when temperatures dip below freezing:

- Whether you're at home or away traveling, keep your thermostat set no lower than 55F. Travelers will often make the mistake of turning their thermostats off thinking it will save on their heating bill when in reality, they'll come home to frozen pipes.
- Shut off and drain the pipes leading to your outside faucets and/or hose bibs so no water is left to freeze, expand and

cause a leak in these lines.

- Keep doors and windows to the outside tightly closed.
- Insulate pipes in any unheated or drafty areas. Hardware and plumbing supply stores carry insulation to keep pipes from freezing.
- Seal all leaks in crawl spaces and basements.
- Know where your main shut off valve is and label it. Minimize the potential for water damage by ensuring that everyone in the household knows how to shut off the water in case of an emergency.

*Freezing pipes are one of the most expensive risks homeowners face. Know the location of your main water shut-off valve. Minimize the potential of water damage by ensuring that everyone in the house knows how to shut off the water in an emergency. To help with this, Loudoun Water has a printable label, [loudounwater.org/sites/default/files/Main%20Shut-Off%20Tag.pdf](https://loudounwater.org/sites/default/files/Main%20Shut-Off%20Tag.pdf), that you can attach for easy identification.*

**As the weather remains colder, remember the importance of preventing frozen pipes and meters. If you suspect a frozen pipe or meter, you can contact Loudoun Water one of several ways:**

- Call 571-291-7880 during regular business hours.
- Call our afterhours emergency number at 571-291-7878.
- If you are unable to get through, fill out a Contact Us online form, [loudounwater.org/content/contact-us](https://loudounwater.org/content/contact-us), on our website.

*We ask that you do not attempt to open your own meter crock as this can damage your meter and result in fines. Also, if a Loudoun Water staff member has been dispatched to your property to work on your meter, please do not approach them for their safety. If you have any questions, please call our Customer Relations team at 571-291-7880 and they can answer your questions.*





## 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 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).

### **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
---------------------------------------	----------------

#### **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 .....	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](mailto:Jeff@ashburnpianoservice.com), [ashburnpianoservice.com](http://ashburnpianoservice.com).

**EDUCATION/TUTORING****GROWING MINDS PRESCHOOL:**

A home-based, state licensed preschool located in Broadlands is currently enrolling for the 2023-2024 school year. Growing Minds offers part-time programs for 3- & 4-year-olds. For more information or to set up a tour, please contact Judi Ratcliffe at [judi.gminds@gmail.com](mailto:judi.gminds@gmail.com) or (571)216-4663.

**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 or email Vincent at [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 or email Mike at [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. [www.ashburnartisansoaps.com](http://www.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 Stassa Collins at [stassacollins@broadlandshoa.com](mailto:stassacollins@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:

HOA staff is available Monday-Friday 9:00am to 5:00pm but the HOA office building is 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 & CONTRACTORS

**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 ♦ [Newsletter@broadlandshoa.com](mailto:Newsletter@broadlandshoa.com)

#### Events Manager:

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 February 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.

### Movie Night: Pride and Prejudice

**Location:** Meeting Room A

**Date and Time:** Thursday, February 9, 2023 at 6:30pm

**Age Group:** Adults

**Description:** Enjoy one of Jane Austen's most popular stories turned into movie. Popcorn provided.

Find out more at [library.loudoun.gov/calendar](http://library.loudoun.gov/calendar)

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

**Location:** TBD

**Date:** February 13-27, 2023

**Age Group:** Adults

**Description:** Choose a book based on this month's theme, "The Good Old Days," either from the display near the entrance on the first 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, March 6 at 6:30pm.

Find out more at [library.loudoun.gov/calendar](http://library.loudoun.gov/calendar)

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# BROADLANDS

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BROADLANDS: 21367 Shale Ridge Court | 703.724.4200 | [PrimroseBroadlands.com](http://PrimroseBroadlands.com)



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