

MARCH 2023

*Our Neck of the Woods*

# BROADLANDS

*Official Newsletter of the Broadlands Homeowners Association*

A man wearing a blue baseball cap and sunglasses is smiling and holding a young girl. The girl is wearing a green and white striped long-sleeved shirt with a green bow in her hair. They are at an outdoor event, likely a St. Patrick's Day celebration, with other people and green tents visible in the background.

Happy  
St. Patrick's Day!

Annual Block Party. March 19, see page 10





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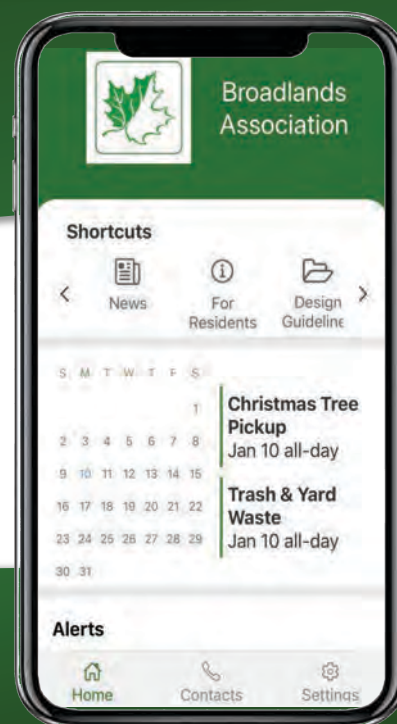
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# BROADLANDS



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## Board of Directors Upcoming Virtual Meeting Tuesday, March 14th - 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 February 13th Meeting Highlights

- Approved the minutes of January 10<sup>th</sup>, 2023 meeting
- Discussed a resident requests to bring TerraCycle to the community
- Approved a proposal from HLS for splitting grasses and adding beds to the Burnt Hickory Pond
- Established the Annual Meeting date for May 3<sup>rd</sup>
- Approved a mini triathlon organized by Loudoun Mini Athletes' Tri
- Approved pricing for the Nature Center renovation with Hann & Hann Construction Services
- Approved the pool furniture proposal from Hadsell Sun & Shade
- Approved increasing the resale inspection fee to the maximum established by DPOR
- Approved the proposal for surveying and coring the Nature Center tennis courts by Gardner Engineering
- Approved the Van Metre 5 Kilometer Run race agreement for April 29, 2023
- Approved the proposal from NuMSP LLC for computer upgrades
- Approved an electronics recycling event request for April 22, 2023
- Held fifteen 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.*

# MARCH

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Modification Subcommittee Meeting 7:00pm - Virtual	2 Read Across America Day	3 Employee Appreciation Day World Wildlife Day Bingo Night 6:00pm - CC	4
5	6 Purim	7	8 International Women's Day Modification Subcommittee Submissions Due 12:00pm - NC	9	10 Newsletter submissions due - 12:00pm	11
12 Daylight Saving Begins	13	14 Pi Day HOA Board Meeting 6:00pm - Virtual Events Committee Meeting 6:30pm - CH	15 Modification Subcommittee Meeting 7:00pm - Virtual	16	17 St. Patrick's Day	18
19 St. Patty's Day Block Party 12:00pm - NC parking lot	20 Start of Spring (Spring Equinox) International Day of Happiness	21 International Day of Forests International Persian New Year (Nowruz) World Down Syndrome Day	22 World Water Day	23	24	25 International Waffle Day
26	27 World Theatre Day SWHOA Board Meeting 7:00pm - Virtual	28 Manatee Appreciation Day Vietnam War Veterans Day	29 Modification Subcommittee Submissions Due 12:00pm - NC	30	31	 EQUAL HOUSING OPPORTUNITY

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



## Call for Candidates

The most important meeting of the year will be held *virtually* on Wednesday, May 3rd at 7:00pm – The Annual Meeting of the Membership. This meeting, held every year to elect the Board of Directors, is required by the Bylaws for Broadlands Association, Inc. and the quorum requirement is at least ten percent of the total number of votes of the association in person or by proxy. You will receive official notification of this meeting via USPS mail around April 1. We have contracted with The Inspectors of Election (TIE Vote) for the last several years to simplify the voting process and provide an online voting option for residents unable to attend the meeting in person.

Included in this publication is the Call for Candidates, inviting you to get involved by volunteering to serve on the Board of Directors. Please take a moment to review this information and consider submitting your candidate application to serve your community. Volunteering to serve on the Board is a three-year commitment, which includes 12 monthly Board meetings plus the Annual Membership Meeting and one Budget Meeting. This year, we have three positions open for election. Monthly Board meetings are scheduled on the second Tuesday of each month at 6:00pm and last an average of two hours. *We are currently holding meetings virtually via the Zoom platform* but traditionally hold meetings at the Clubhouse with dinner served, and hope to return to that format in the near future. Between meetings, you may be requested to review emails and respond to resident inquiries. You are asked to review all board meeting materials in advance of the meetings, which are distributed electronically the week before the meeting.

Some of the powers and duties of the Board include (some of which may be contracted or otherwise hired out):

- Providing goods and services in accordance with the documents and providing for the upkeep of the common area (e.g. mowing the common areas, providing trash services, operating the pools, maintaining the trail system)
- Designating, hiring, and dismissing personnel necessary to providing for the upkeep of the common area and providing goods and services (e.g. approving contracts with the grounds, trash, and pool management companies as well as hiring association employees to oversee contractors and inspect properties)
- Collecting and depositing assessments (contracted to a financial management company)
- Adopting and amending rules and regulations (e.g. approving Design Guidelines, rules for Fitness Center

Use, charters for committees, resolutions for Parking of Vehicles)

- Opening bank accounts (contracted through the financial management company or handled by investment advisors)
- Enforcing provisions of the documents (e.g. holding violation hearings for owners who fail to comply with violation notices)
- Obtaining and carrying insurance (several policies in place for property, liability, officers and directors, workers comp, cyber liability, etc and are bid out every few years)
- Paying for authorized goods and services (overseen by employees and financial management)
- Charging reasonable fees for the use of the common area (e.g. establishing fee structure for fitness center use, community center rentals, outside pool memberships)
- Suspending the right of an owner or occupant to vote or to use common area (as necessary in accordance with state statute for delinquent owners or those in violation of the covenants)
- Preparing and adopting an annual budget and establishing assessments (partaking in annual budget review process with General Manager and Board)
- Employing a managing agent (the association currently employs a full time General Manager, ten full and part time administrative employees, and contracts for financial management)

The full list of powers and duties can be found in the Bylaws for Broadlands.

The Articles of Incorporation provide that the Board be comprised of nine people elected to serve in staggered terms of three years. Eligible Board Members include owners, owner's spouses, an officer, trustee, general partner or agent of an owner, the Declarant or designee of the Declarant, or a mortgagee or designee of the mortgagee. Owners or representatives of owners may not be more than sixty days delinquent in meeting financial obligations to the association.

If you have any questions about the responsibilities of serving on the board, please let me know. I can be reached at 703-520-9905 or Sarah@broadlandshoa.com.

Cheers,

*Sarah*

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



## Modifications Information

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

If you are unsure if approval is required for your project, contact Robin Crews, Modifications/Resale Manager at [rcrews@broadlandshoa.com](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 22nd.....	March 1st
March 8th.....	March 15th
March 29th .....	April 5th
April 12th.....	April 19th
April 26th.....	May 3rd

*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).





## An Application is Required for Attached Housing Reroofing Projects

Approval is required for all attached housing such as townhouses, villas 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/Villas) 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.

## Apply to be a Lifeguard in Broadlands!

High Sierra Pools is hiring lifeguards for Summer 2023! If you've got good swimming skills and are looking for a fun summer job where you can make a difference in your community, this is the job for you. Flexible summer/seasonal schedules are available including full-time, part-time, and weekends-only work. Apply online at <https://highsierrapools.com/employment>



## 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 March News

### Next Board of Directors Meeting Will be Held Virtually on March 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 January 2023

##### Meeting Highlights

- Approved the minutes of November 28, 2022
- Reviewed & discussed updates from the Future SWHOA Committee
- Reviewed monthly financials and delinquencies.
- Review Delinquencies
- Addendum to Verizon Contract –Additional reporting from Verizon on a quarterly basis

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 DECREASED 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

### March Inspections

As you may have noticed, winter is slowly dissipating, and days are gradually lengthening and growing warmer. Plants are waking up from their winter dormancy and soon will be contributing to our lovely community with their vibrant colors. We all know the signs but with spring coming, also comes the two magic words - spring cleaning. Now is a good time to take a close look at your home and property and ask - what you can do to improve the visual appearance of your property?

#### Spring Cleaning

During the month of March, your Covenants Office will be focusing on the visual appearance of resident properties such as mildew on your siding, stoops and sidewalks, basement ways, decks, and fences; painting of your house trim and shutters, foundations, basement ways, and porticos. How about the staining of your decks and fences (if approved), and mailbox posts? Your well maintained property will complement the vast array of beautiful and brilliant colors that your plants and landscaping will provide. Take a moment, step back and take a good look at your home and property. In doing so, you will see the same things that we do. We don't wear special glasses; we see what you will see. If any of the above-listed issues draw our attention, we will send you a Friendly Reminder to repair them.

#### Fence Appearance

Another item of interest that our office is drawn to is the overall appearance of your fences. The appearance of your fence can negatively impact the elegance of your beautiful homes. Your fence's appearance usually calls to you when it needs attention. This could be the replacement of missing or repair of broken posts, boards, and lattice or maybe leaning fence portions or warped gates. Finally, does your fence need to be re-stained (if approved) the same color? Again, we see what you see.

The maintenance issues mentioned above may not be all we see, but they are a good start. Please take a close look at your home and property and ask what you can do to improve their visual appearance to avoid the need for a Friendly Reminder.

#### Happy spring cleaning everyone!

*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. To reach the Covenants team, call 703-729-9704, option 2 or email [Covenants@Broadlandshoa.com](mailto:Covenants@Broadlandshoa.com).*



## Spring Eggstravaganza

Saturday, April 8th, 10:00am - 12:00pm

Hillside Park, 43051 Waxpool Road

The parade will begin promptly at 10:00am on the path next to the Community Center. Follow Peter Cotton Tail as he makes his way through the tunnel to Hillside Park where there will be eggs to hunt. Stick around afterwards to enjoy attractions. Limit eggs to 10 per child so everyone gets some. Please park at the Community Center and Stonehouse parking lots. In the event of inclement weather, visit our furry friend at the Community Center to take photos and collect eggs. *This free event is for Broadlands residents only.*



## Buy and Sell at the Spring Yard Sale

Saturday, May 6th, 8:00am - 2:00pm throughout the Community. Rain or shine, come shop and sell at private residences throughout Broadlands.

If you would like to be included in the online listing of addresses, please complete the Yard Sale Submission Form on the website at [broadlandshoa.org/yardsaleform](http://broadlandshoa.org/yardsaleform). *It is the residents' responsibility to check the website to ensure inclusion and accuracy.* Residents do not have to be on the list of participants to be part of the community yard sale.

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

## Support Broadlands Live! Concert Series by Volunteering

The 19th season of Broadlands Live! is fast approaching. Jump on the volunteer train to make it happen! If you've enjoyed the shows as a spectator over the years, please consider helping our committee out this year.

Involvement can be as great or as small as your schedule allows--behind the scenes and day of event help is needed. Help acquire local sponsorship for event funding, coordinate services with local businesses and much more.

Please contact the committee by emailing Jason at [Broadlandslive@broadlandshoa.com](mailto:Broadlandslive@broadlandshoa.com).



## 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.





Broadlands HOA Events Committee



**Sunday, March 19th, 2023 • 12:00pm - 3:00pm**

*This event is for Broadlands residents and their guests only*



IRISH BEER



HOT CHOCOLATE



S'MORES



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# THINKING ABOUT SELLING?

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## Speed Hump Update as of January 27, 2023

Following resident concerns regarding speeding on neighborhood roads, the Broadlands Board of Directors submitted a request to Loudoun County Department of Transportation and Capital Infrastructure (DTCI) to conduct engineering studies on VDOT roads where speeding had been reported. The affected homes were broken down into ballot areas based on frequent travel routes and proximity to the proposed humps. Each of the ballot areas voted independently of each other. The installation of speed humps required support of more than 50% of the affected homes in each of the areas to be considered for installation. Ridgeway Drive (ballot area 4) was the only area to obtain enough resident support to proceed. At the January 10th Broadlands Board of Directors meeting, the Broadlands Board formally requested that the county approve, fund, and install the recommended speed humps in Ridgeway Drive. DTCI will be working with VDOT to obtain final approval of the proposed plan. They will then procure cost estimates for the proposed measures, and subsequently will present the proposal to the Loudoun County Board of Supervisors for approval and funding of the project. The anticipated timing is a spring/summer agenda item for the county Board, with a hopeful summer/fall installation.

The speed humps are 10ft wide and three inches tall. DTCI worked with all affected stakeholders, including Loudoun County Sheriff's Office, Virginia Department of Transportation, Loudoun County Public Schools, Department of General Services, Department of Fire, Rescue & Emergency Management, Loudoun County Board of Supervisors, and volunteers from Broadlands Association.

For the three ballot areas that did not achieve the required 51% residential support, the speed humps cannot be installed at this time and another engineering study and traffic calming measures cannot be requested for another five years. DTCI will perform a follow up speed survey approximately one year after installation of the Ridgeway Drive humps to determine if the implemented measures are working.

You may check out [loudoun.gov/rtdballot](https://loudoun.gov/rtdballot) for more information on the program. The final tallies for each ballot area are posted online at <https://lfportal.loudoun.gov/Forms/Ballots-Running-Totals>. The interactive map can be found online at <https://loudoungis.maps.arcgis.com/apps/webappviewer/index.html?id=598160259b014f42b23d6fe14e199aa8>.

HOA Name	Area Name	Total Households	Total Yes Needed	Yes Received	No Received	Total Voted	Total Not Voted	% Voted	% Not Voted
Glebe	Area 1	200	101	49	30	79	121	40%	61%
Chick	Area 2	315	159	67	39	106	209	34%	66%
Demott	Area 3	300	151	72	17	89	211	30%	70%
Ridgeway	Area 4	144	73	79	11	90	54	63%	38%
<b>Total</b>		<b>959</b>	<b>484</b>	<b>267</b>	<b>97</b>	<b>364</b>	<b>595</b>	<b>38%</b>	<b>62%</b>

# BROADLANDS

## Association, Inc.

Dear Broadlands Homeowner:

The 2023 Annual Meeting of the members of Broadlands Association, Inc. will be held **virtually** at 7:00pm on Wednesday, May 3, 2023. Please mark your calendars for this important meeting and plan to participate. The purpose of the meeting is to elect members to the Board of Directors, including three (3) members to serve three-year terms expiring May 2026. The Board oversees the business of Broadlands in the collection and expenditure of association funds, selection of contractors, management of facilities, and adoption of policies for the day-to-day operations. These volunteer Board Members are a vital asset to the association.

To become a Director, you must be a Unit Owner in good standing. The Board currently meets monthly on the second Tuesday of the month at 6:00pm. Meetings are currently being held virtually.

If you are interested in serving, please complete a Nominating Form and Petition for Candidacy and return both documents to Broadlands Association, Inc. no later than 5:00pm on **Friday, March 24, 2023**. Only the enclosed Elections Committee approved forms may be used, and the nominating form will be published to the membership as part of the official notice. If you would like an electronic copy, you can find it on [broadlandshoa.org](http://broadlandshoa.org) or may request via email at [sarah@broadlandshoa.com](mailto:sarah@broadlandshoa.com). Due to the nature of holding a virtual Annual Meeting, nominations for candidates will NOT be accepted from the floor. All candidates must submit the approved nomination form by the deadline.

The Broadlands Association, Inc. Bylaws require that at least three other owners sign the Candidate Petition, which must be received by the Association no less than twenty-five (25) days before the Annual Meeting to be eligible to be included on the Ballot. All members will be mailed a proxy form containing the names of all eligible candidates with the official notice of the Annual Meeting.

**As in prior years, the Board has contracted with The Inspectors of Election, LLC to act as an independent third-party election service. This provides the Association's members the option to vote via mail in paper Proxy Ballots or vote your Proxy online via their TIEiVOTE™ voting website. The online system offers you an easy way to vote in a secure, quick, and cost-effective manner.**

**The Inspectors of Election will mail the official annual meeting notice and election package on or about April 1, 2023, which will contain unique login information for each unit to access the TIEiVOTE™ voting website. Proxies should either be submitted online via the voting website or will need to be mailed, faxed, or scanned to the Inspectors of Election, LLC. Proxy forms will not be accepted at the HOA Office.**

For those of you that submit for candidacy in the election, we thank you for your willingness to assist in the success of your community. Remember to mark your calendars for 7:00pm on Wednesday, May 3, 2023 for the virtual Annual Meeting of Broadlands Association, Inc.

Sincerely,

*Sarah Gerstein*

Sarah Gerstein, AMS®, CMCA®, LSM®, PCAM®  
General Manager  
Broadlands Association, Inc.

21907 Claiborne Parkway • Broadlands, Virginia 20148 • 703-729-9704 • [info@broadlandshoa.com](mailto:info@broadlandshoa.com)



# BROADLANDS

Association, Inc.

## NOMINATING FORM 2023 BOARD OF DIRECTORS ELECTION

I wish to become a candidate for election to the Broadlands Association, Inc. Board of Directors. Please include my name on the BALLOT for this election.

**PRINTED NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE(S):** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**QUALIFICATIONS: (Pertinent Biographical Information)**

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**AREAS OF INTEREST:**

(Why would you like to contribute your time to the community as a member of the Board?)

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**Return to:** **Broadlands Association, Inc.**  
**21907 Claiborne Parkway**  
**Broadlands, VA 20148**  
**Email Sarah@Broadlandshoa.com**

*Applications must be returned by 5:00pm on March 24, 2023  
for inclusion in the Newsletter, Website, and official Annual Meeting notice.*

21907 Claiborne Parkway • Broadlands, Virginia 20148 • [info@broadlandshoa.com](mailto:info@broadlandshoa.com)

# BROADLANDS

Association, Inc.

## PETITION FOR CANDIDACY 2023 BOARD OF DIRECTORS ELECTION

I, \_\_\_\_\_ wish to become a candidate for election to the Broadlands Association, Inc. Board of Directors and herewith submit the signatures of the following Broadlands Association, Inc. Unit Owners, as required by the Bylaws of Broadlands Association, Inc.

**Application must be signed by three Broadlands Association, Inc. Unit Owners. Only one signature per lot allowed.**

### OWNER SIGNATURES:

\_\_\_\_\_  
*Printed Name* *Signature* *Address*

\_\_\_\_\_  
*Printed Name* *Signature* *Address*

\_\_\_\_\_  
*Printed Name* *Signature* *Address*

### CANDIDATE INFORMATION:

**PRINTED NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE(S):** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**Return to:** Broadlands Association, Inc.  
 21907 Claiborne Parkway  
 Broadlands, VA 20148  
 Email Sarah@Broadlandshoa.com

*Applications must be returned by 5:00pm on March 24, 2023  
 for inclusion in the Newsletter, Website, and in the official Annual Meeting notice.*

21907 Claiborne Parkway • Broadlands, Virginia 20148 • [info@broadlandshoa.com](mailto:info@broadlandshoa.com)





**Virginia Ground Covers**

21585 Cascades Parkway  
Sterling, VA 20166  
(703) 450-4758  
Fax: (703) 450-0291  
info@vagroundcovers.com



## GARAGE DOOR PROBLEMS FIXED FAST!

**Over 50 Years Of Satisfied Customers!**

### Voted #1 Best Garage Door Company In The Washington Area!

**BROADLANDS HOMEOWNERS** TAKE ADVANTAGE OF OUR MONEY SAVING **SPRING GARAGE DOOR TUNE-UP OFFER** TO ENSURE RELIABLE, QUIET OPERATION and SAFETY.



**Savings Coupon**  
UP TO **\$200 OFF**  
SELECT NEW GARAGE DOORS  
FROM ACADEMY DOOR & CONTROL

**Savings Coupon**  
**\$20 OFF**  
TUNE-UP SERVICE  
FROM ACADEMY DOOR & CONTROL

- Professional and Certified Technicians
- We Install New Garage Doors
- We Replace Broken Cables
- We Replace Broken Springs
- We Replace Garage Door Rollers
- We Install New Garage Door Openers
- We Offer An Unbeatable Guarantee
- We Fix Any Garage Door Problem You Have

**SAME DAY & 24 HOUR EMERGENCY SERVICE 365 DAYS A YEAR!**

**Have A Question? We're Here TO HELP YOU...**

## 703 596-8987

**ACADEMY DOOR & CONTROL CORP.**  
1973 • CELEBRATING 50 YEARS • 2023  
www.AcademyDoor.com



## 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







# BROADLANDS TRUCK SHOW

**FEATURING SERVICE VEHICLES,  
SHOW CARS, & LOCAL VENDORS**

**Saturday  
April 22, 2023  
12-3pm**

**Southern Walk Pool  
Parking Lot  
43081 Village Dr**

**FIRE & RESCUE ♦ SEAT BELT CONVINCER ♦ LIFE SAFETY  
TRAILER ♦ HLS, POTOMAC TREE, & PATRIOT DISPOSAL  
TRUCKS ♦ LOUDOUN COUNTY SHERIFF CRUISER**



**COMFORT CASES**

**Event benefits Comfort Cases  
Donations accepted at Event**



*Special Guest - Rob Sheer, Founder  
Comfort Cases - Visit his booth to find  
out how you can help support kids in  
Foster Care!*



*Join us to enjoy, touch, & learn about  
different kinds of public service vehicles  
& more! Shop with our local vendors!*

*Food & drink for sale onsite!  
Free event-open to the public.*

For donation details, visit  
[Broadlandshoa.org/outreach](http://Broadlandshoa.org/outreach)



**Questions? [Julie@broadlandshoa.com](mailto:Julie@broadlandshoa.com)**



# 5th Annual COMFORTCASES® Drive

**THIS SHOULD  
NEVER BE  
A CHILD'S  
SUITCASE.**



*Donations  
Collected  
March 1  
thru April 22*

## 700 Children Enter Foster Care Every Day

Donate today to fill a backpack with comfort and personal care items for youth entering the Foster Care System. Eliminate trash bags to carry their belongings and show kids "THEY MATTER". Needed items: backpacks, blankets, toothpaste & toothbrush, shampoo & body wash, and more!! See donation list link in #2 below. NEW ITEMS only!

### There are three ways to donate and support Comfort Cases:

**1. Donate by purchasing items through our "Amazon Wish List":**

Scan the QR code to access wish list and ship to Broadlands Community Outreach c/o Julie/ Comfort Cases at 21907 Claiborne Parkway, Broadlands VA, 20148.

**Scan for Amazon Wish List**



**2. Purchase items from the "What's in a Comfort Case" list:**

See list at [broadlandshoa.org/donate-list](http://broadlandshoa.org/donate-list) for help on what to donate. Drop items off in bins behind the HOA office building at 21907 Claiborne Parkway, Broadlands VA 20148. Bins are located on the back left porch. Individual and bulk items accepted (such as cases of toothpaste and shampoo!)

**3. Contact one of our partners to donate at their drop off sites:**

- ⇒ Ashburn Cares, Tiffany Haughn at [tlhaughn@yahoo.com](mailto:tlhaughn@yahoo.com)
- ⇒ Ashburn Young Men's Service League, Elaine Keltz at [elainemespinola@yahoo.com](mailto:elainemespinola@yahoo.com)
- ⇒ Briar Woods Future Business Leaders of America, Chris Starke at [chris.starke@lcps.org](mailto:chris.starke@lcps.org)

**Ashburn Cares**



Community Coming Together



**ASHBURN  
YOUNG MEN'S  
SERVICE LEAGUE**



Collected items may be dropped off in the bins behind the HOA Office building at 21907 Claiborne Parkway (refer to #2) OR bring your donation to the BROADLANDS TRUCK SHOW the day of the event, Saturday April 22nd. See [Broadlandshoa.org/outreach](http://Broadlandshoa.org/outreach) for details on the Truck Show Event. Questions? Contact [Julie@broadlandshoa.com](mailto:Julie@broadlandshoa.com)



**Choose ANY  
individual or bulk of  
ONE ITEM  
OR donate all / any  
items in a category to  
complete a Bag:**

#### Donate a Bag to a Baby Up to 2 Years Old:

- Small Duffel Bag or Backpack
- Pajamas (newborn to 24 months/2t)
- Baby Blankets up to 30"x40" or Receiving Blanket
- Baby Shampoo up to 5oz
- Baby Body Wash up to 5oz
- Baby Lotion up to 5oz
- Diaper Wipes (smaller soft packaging)
- Diaper Cream
- Baby Bibs
- Baby Washcloths
- Baby Safe Stuffed Animal (12" or smaller)
- Board Book

#### Donate a Bag to a Child 3 to 10 years Old:

- Small Duffel Bag or Backpack
- Pajamas, 3T to 8/10 (no nightgowns)
- Blanket no larger than 50"x60"
- Toothbrush (1 - 3 pack)
- Toothpaste (travel size)
- Shampoo & Conditioner (travel size)
- Lotion (travel size)
- Soap or Body Wash (travel size)
- Stuffed Animal (12" or smaller)
- Coloring Book & Crayons (8-36 pack)
- Book

#### Donate a Bag to a Teen 11+ years Old:

- Small Duffel Bag or Backpack
- Pajamas, Child Size 10 to Adult 3XL
- Blanket (no larger than 50"x60")
- Adult Toothbrush (1 - 3 pack)
- Toothpaste (travel size)
- Shampoo & Conditioner (travel size)
- Lotion (travel size)
- Soap or Body Wash (travel size)
- Deodorant
- Stuffed Animal (12" or smaller)
- Journal
- Pens & Pencils
- Book



For more information visit [www.broadlandshoa.org/outreach](http://www.broadlandshoa.org/outreach) or  
contact [julie@broadlandshoa.com](mailto:julie@broadlandshoa.com)





## March Tennis News

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

### **Blue Chip is excited to release the 2023 Broadlands Tennis & Pickleball Schedule:**

Spring, Summer, and Fall Session Dates for Pre-Registration

#### **Schedule:**

##### **Spring Session: 8 Weeks:**

April 10th-June 5th

##### **Summer Tennis Camp:**

8 Weeks: June 12th-August 11th (NO PLAY Week of July 3rd)

##### **Summer Mini Junior and Adult Session 1:**

5 Weeks: June 12th-July 14th

##### **Summer Mini Junior and Adult Session 2:**

5 Weeks: July 17th-August 19th

##### **Fall Session: 9 Weeks: August 28th-October 22nd**

#### **Class Options:**

8 & Under Red Ball Beginner  
 10 & Under Orange Ball Beginner  
 Middle School Green Ball (10-14) Beginner  
 High School Yellow Ball Beginner  
 Performance Orange Ball (10 & Under)  
 Competitive Performance Green Ball (10-14)  
 High Performance Yellow Ball  
 Adult Beginner  
 Adult Intermediate Performance

Adult Advanced Performance

Cardio Tennis

Ladies USTA practices

Pickleball Learn To Play

Pickleball Intermediate Drills

To register, please complete the information through the link/QR code in order to let us know which session and class type you are interested in.

We will use your interest to formulate the best possible class schedules and size of classes based on the overall demand.

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

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

**QR Code:**





# 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, [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, March 14th, 6:30pm, at the Clubhouse, 43360 Rickenbacker Square. For more information, 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).

## GRIEF SHARE SEMINAR/SUPPORT GROUP

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

## MOMS CLUB OF ASHBURN

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

## MOMS IN PRAYER – BRIAR WOODS

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

## MUSIC ON THE HEIGHTS

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

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

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







## Lori Christ, CPA LLC

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

**Lori@LoriChristCPA.com ♦ 703-304-5173**

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

## HOPE Preschool Now enrolling for 2023 - 2024 School Year!

Visit our website,  
[www.hopepreschool.org](http://www.hopepreschool.org)  
or call **703-729-4673**.

HOPE Preschool offers developmentally appropriate programs for children ages 3-5 years. We have been a member of the Ashburn community for over 30 years.



43454 Crossroads Dr.  
Ashburn, VA 20147

## P&M CONTRACTING

Your Local HandyMan Specialist

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

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

Broadlands Resident Since 1999 ♦ Class A License and Insurance

## Pet Lovers Wanted

Woofie's is currently hiring:



**Pet sitters** **Dog Walkers**  
**Overnight Pet Sitters**

Training Provided | Flexible Schedule  
Jobs in Nearby Neighborhoods

**571-297-2250 | [woofies.com](http://woofies.com) | [petsitters@woofies.com](mailto:petsitters@woofies.com)**

# A Performing Arts Center for Loudoun County is Overdue

Most residents of Loudoun County enjoy living in an area known for its bike and walking paths, the green spaces that abound and quality schools and libraries. But one noticeable absence is having a Community Center for the Performing and Visual Arts.

Citizens for the Arts of Eastern Loudoun (AEL) is a fast-growing group of area residents advocating for a Performing and Visual Arts Center in the population-rich eastern section of the county. The group is seeking funding by the county and cooperating private sources. It meets at 20960 Rocky Knoll Square in Ashburn at 7:00pm the second Thursday evening of each month and welcomes any like-minded county residents.

Performing arts centers are engines of community development bringing people together from all economic, social and cultural backgrounds. The center will focus on local and guest artists in a venue that is accessible and affordable for residents of the county. Ideally, it will have an auditorium with seating for at least 500+, a stage large enough for an orchestra, space for art shows, rehearsal spaces and classrooms for dance, art and music.

Nearby communities, such as McLean and Reston, have benefited from their performing arts centers. Often Ashburn residents are traveling to other counties to enjoy music, theater and visual arts, and those counties are benefiting from our spending on dining out and shopping before and after events.

The creation of a Loudoun County Performing Arts Center will provide a vibrant setting for concerts, festivals and all types of enriching performing arts programs. It will also give a home to many of our local artists, such as the Loudoun Symphony (which is rapidly outgrowing its current location at St. David's Episcopal Church), The Sterling Playmakers, The Master Singers, many dance companies and visual artists, not to mention diverse cultural groups and speakers.

If you would like more information, please contact Betty O'Lear at [betty.olear@gmail.com](mailto:betty.olear@gmail.com).



*Ashburn Supervisor Mike Turner speaks to AEL attendees.*

## Planting in Pots for Easy Butterfly Viewing

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

Some of us are deeply into gardening, but the rest of us are content with plopping a few flowers into a pot and calling it a day. This explains a lot of the popularity of annuals, most of which end up in containers and are switched out when they fade. Their colors brighten up our decks and balconies all summer, but their value in most cases is only visual. Native perennial flowers, by contrast, not only look beautiful but actually support butterflies and other life.

Most plants that are native to our area will overwinter in a pot, thus saving us the trouble of replanting year after year. Although none of them will bloom for the entire growing season, they provide interest as they develop. It is easy to get continuous color by planting several species that bloom at different times.

Once blooming begins, the parade of associated pollinators is fascinating. Being able to view the flowers up close on a deck or balcony reveals the variety of critters that you might not notice from afar, from tiny metallic-blue bees to the whole range of butterflies. There are four hundred species of native bees in Virginia, none of which will sting you as they forage for food. Butterflies range in size from the tiny Least Skipper to the classic Eastern Tiger Swallowtail. With luck, you may even see a Monarch Butterfly, especially if you plant any of a number of the several local milkweed species. The milkweed Butterfly Weed (*Asclepias tuberosa*) is particularly ornamental and just the right size for container gardening. Just as Monarch caterpillars require milkweed to survive, every other butterfly has its preferred host plant with which it evolved. This is why adopting locally native plants is so important. The annuals sold in garden centers are not native and thus do not help butterflies complete their life cycles.

Birds also enjoy native plants in containers, as much as they would if planted in a garden. The seeds of Black-eyed Susan and other Rudbeckias are particularly popular with goldfinches. Of course, you will only see them if you allow the seed heads to remain. The shapes and colors of the dead stalks of native plants add a lot of interest to an otherwise barren deck in winter. You can also draw in hummingbirds when you use the red-flowered plants such as Cardinal Flower (*Lobelia cardinalis*) that they prefer.

Shade is no obstacle to container gardening with native plants. Particularly pleasing is the native Bleeding Heart (*Dicentra eximia*). The lacy, slightly bluish foliage is beautiful by itself, and blooms keep coming from April to the first frost.

You can learn all about container gardening with native plants on the Plant NOVA Natives website, [plantnovanatives.org/container-gardening](http://plantnovanatives.org/container-gardening). The soil used in containers is designed to have good drainage, which means you can start planting earlier in the spring than in the rest of the garden, where working the wet soil would lead to harmful compaction.

## 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, laura.marshall@fsresidential.com .....	571-234-5475
Verizon Activation (SWHOA Only) .....	1-800-501-1172
Verizon FiOS Bulk Technical Support 24x7 .....	1-888-553-1555
SWHOA FiOS Contract General Information .....	SWHOAB.COM

### PUBLIC INFORMATION

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

### SCHOOLS -BROADLANDS

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



## ARTS/MUSIC

### PIANO TUNING:

Ashburn Piano Service, Jeff Bishop, RPT. Contact at 703-786-6248, Jeff@ashburnpianoservice.com, ashburnpianoservice.com.

## CLUBS/GROUPS

Interested in a serious long-term fantasy football league? Watching sports? Betting on sports? In-person quality hangs? Adult beverages? Looking for a few people committed to these beliefs for our group. Email and let's go. lfgfootball.qualityhangs@gmail.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 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; email is vchu\_911@yahoo.com.

## HOME SERVICES

### BROADLANDS HANDYMAN SPECIALIST:

Broadlands resident since 1999 with a Class A License and insurance. Everything from those dreaded and never-ending honey-do lists, to projects and much, much more. Including installation and repair of Roofing, Siding, Fencing, and Gutter Cleaning. Free estimates. Please call Mike at P&M General Contracting, 703-862-0415. Mike.Rosario@verizon.net.

## ASHBURN ELECTRIC:

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

### HANDYMAN SERVICES:

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

## MARKETPLACE/PROFESSIONAL SERVICES

### 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, 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 or DeborahLebenMK@gmail.com or 703-217-4583.

## REAL ESTATE

### PRIVATE OFFICES FOR RENT:

AOne Page Lease. Month-to-Month or Longer. \$450 To \$495 per Month. One Month Security Deposit Required. Landlord is a Real Estate Broker in Virginia. Contact Lonnie Stock 703-201-8579 or llsre@aol.com.

# 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 Office Hours:

HOA staff is available via phone or email from 9:00am to 5:00pm, Monday-Friday, but in-person is by appointment only.

### 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)

**Community Center Rentals:** Joanne Hang ♦ [joannehang@broadlandshoa.com](mailto:joannehang@broadlandshoa.com)

#### Covenants Manager:

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

#### Covenants Inspector:

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

#### Modifications and Resale Manager:

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

#### Director of Resident Services:

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#### Newsletter Editor:

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

#### Coordinator and Outreach Program Lead, Pool Liaison:

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

**Pool Pass Coordinator:** Amy Streater ♦ [amy@broadlandshoa.com](mailto:amy@broadlandshoa.com)

#### Events Manager:

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

**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)

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	PRICE Month to Month	PRICE 6+ Months Prepaid Discount	PRICE 12+ Months Prepaid Discount
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Vertical: 3.75" wide x 10.16" tall			
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#### INSIDE COVER PLACEMENTS (Contact for Availability):

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#### OUTSIDE COVER PLACEMENTS (Contact for Availability):

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### 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.





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