



APRIL 2023

BROADLANDS

Our Neck of the Woods

Official Newsletter of the Broadlands Homeowners Association

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EVERY MONTH

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Board of Directors Upcoming Virtual Meeting Tuesday, April 11th - 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 March 14th Meeting Highlights

- Approved the minutes of February 13th, 2023 meeting
- Discussed several residents' requests for a fence between Burnt Hickory pond and Belmont Ridge Road, deferred for six or more months
- Discussed a request for a nearby HOA to annex into Broadlands, deferred further discussion until Demott & Silver and Hillside sections are complete
- Denied a resident request to purchase common area
- Approved the proposed amended Design Guidelines for play equipment
- Approved a common area landscaping application from an owner
- Approved a tot lot inspection proposal from Playground Patrol
- Approved the proposed pool fees for 2023
- Approved the amended pool hours for 2023
- Approved a proposal from Bishop's Tennis for crackfill, colorcoat, and fiberglass overlay of the Stone House tennis courts
- Approved the vending machine agreement with Anytime Vending
- Held thirteen 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.

APRIL

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 April Fool's Day
2 Palm Sunday	3 National Public Health Week Starts	4	5 Passover Starts Modification Subcommittee Meeting 7:00pm - Virtual	6 National Walking Day	7 National Beer Day Bingo Night 6:00pm - CC	8 Spring Egg Hunt 10:00am - HP
9 Easter	10 National Siblings Day Newsletter submissions due - 12:00pm	11 National Pet Day HOA Board Meeting 6:00pm - Virtual	12 Modification Subcommittee Submissions Due 12:00pm - NC	13	14	15 World Art Day
16 Orthodox Easter	17	18 Tax Day - Taxes Due Events Committee Meeting 6:30pm - CH	19 Bicycle Day Modification Subcommittee Meeting 7:00pm - Virtual	20	21 Eid al Fitr	22 Earth Day Truck Show 12:00pm - SW
23 World Book and Copyright Day 24 International Jazz Day	25	26 World Penguin Day	27 Modification Subcommittee Submissions Due 12:00pm - NC	28 NFL Draft Starts	29 Arbor Day	30

Key: CH=Clubhouse; NC=Nature Center; HP=Hillside Park; SWP=Southern Walk Pool

Reserve Funding - What are Reserves?

There can be a lot of confusion about HOA's and what they do with assessments that are collected by the homeowners. Particularly with a very large association like Broadlands, it can be easy to get confused by the many moving parts. One of most misunderstood parts of a budget are reserves. So, what are they?

Reserve funds are designated sums of money set aside for future expenses, such as building, road, or trail repairs or replacements. Reserve funds ensure that all owners in an association help contribute to the future repair and replacement of items they have enjoyed during the duration of their ownership. Reserve funds, unlike operating funds, pay for the major repairs and replacements on the common elements. So while the annual operating funds might pay for the annual replenishment of safety surfacing at the tot lots, reserve funds pay for the replacement of the entire structure every 25 years. Operating funds pay for the replacement of a failed belt on a pool pump, but reserve funds pay for the replacement of the entire motor every ten years. Operating funds pay for routine maintenance for HVAC or plumbing in community buildings, but reserve funds replace the HVAC system every 15 years and the roof every 30 years. Operating funds pay to replace the bulbs in the path and streetlights, but reserve funds pay to replace the entire fixture every 40 years. Reserve funds protect the stability of your association's finances from naturally irregular, yet predictable, future expenditures for the replacement of reserve components.

It's important for an HOA to have a healthy reserve fund in order to prevent unexpected financial burdens on individual homeowners. An adequately funded reserve account helps alleviate the need for special assessments for major maintenance and replacement of common property. Special assessments can be viewed as red flags by lenders and perspective buyers as they can be indicative of insufficient budgeting or unsuitable caps on assessments. HOA's must disclose special assessments to perspective homebuyers in the resale disclosure packages, the contents of which are dictated by state statute. Special assessments are sometimes unavoidable, and Broadlands did implement a special assessment in 2010 following an unprecedented winter with extraordinary expenses relating to snow services as well as a real estate market crash which caused an unexpected rise in delinquent owners.

The size of the reserve fund is determined by an engineering study known as a reserve study, where an outside professional assesses the current condition and projected future costs of common area assets. In Virginia, state law requires that reserve studies be updated at least once every five years. Broadlands hires an independent engineer to analyze the inventory of all items owned by the association, assess the condition of these items, estimate the remaining economic life and replacement cost of each asset, and develop a financial plan for the major repair and replacements of said items over the next forty years.

A copy of the most recent reserve study completed in fiscal year 2020 can be found in the online portal FirstService Connect. If you're unfamiliar with Connect, please check out <https://broadlands.connectresident.com/> and set up your online account. This will give you access to your account history, the financial records of the association such as the monthly income and expense

The size of the reserve fund is determined by an engineering study known as a reserve study, where an outside professional assesses the current condition and projected future costs of common area assets.

statements, and other forms and the legal documents of the association. Having a solid reserve fund allows the board to maintain the community's property values and provide a

comfortable living experience for all homeowners. Reserve contributions in 2023 total \$726,417 of our annual budget, some of which are for private road maintenance, paid only by the units which they are served by. Contributions are made monthly into designated reserve accounts which are overseen by a wealth advisor and invested into laddered CD's that are FDIC insured. Once designated as such, reserve funds cannot be used for any other purpose. If you have any questions about our reserves or other financial related questions, please contact me any time at Sarah@broadlandshoa.com or 703-520-9905.

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

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

Modifications Subcommittee Submission and Meeting Dates

Submission Deadline By Noon	Meeting Date
March 29th	April 5th
April 12th	April 19th
April 26th	May 3rd
May 10th	May 17th
May 31st	June 7th

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

Are You Selling Your Home?

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

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

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

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



Residents Must Apply for Tree Removal

It has been reported that tree companies are driving through Broadlands looking for trees to remove from resident properties claiming that their company was referenced on the HOA website as an approved company for executing tree removal. The HOA does not endorse or give blanket approval for tree removal companies. Approval is required to remove any tree either dead or alive whose trunk measures 4" or more in diameter when measured at the height of 4' from the ground. Please review the guidelines at broadlandshoa.org/design-guidelines. *Please be aware removing trees or underbrush from common areas is prohibited.*

Revised Deck Design Guidelines

All white or all black railings are allowed for townhouse decks. This includes the entire railing system such as the post, top and bottom rails and balusters.

- According to the deck design guidelines: A simple wood railing with 2" x 2" vertical baluster at the minimum height required by County Code is recommended. Composite railing systems or wood railing may include round or square metal vertical balusters of a minimum dimension of ½ inch without decorative elements. Railings shall be in wood tones or white. All white or all black railings are allowed. For two-tone railings, the balusters shall be black. Rail caps may match the deck boards or the primary railing color.

Please refer to the deck design guidelines for further details and submission requirements at broadlandshoa.org/design-guidelines/.

An Application is Required for Attached Housing Reroofing Projects

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/design-guidelines/.

Patriot Disposal Trash, Recycling, and Yard Waste Collection Schedule

Trash, Recycling, and Yard Waste Collection:

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

Trash Collection:

- Trash pick up days are Mondays and Thursdays.

Recycling Collection:

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

Yard Waste Collection:

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

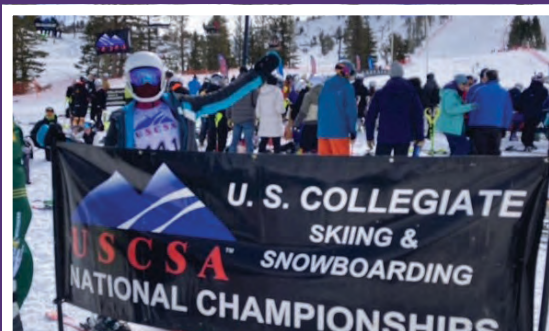
Special Pick-ups:

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

Broadlands Collegian Skis in Nationals

In a fairytale ending to her collegiate ski career, Broadlands resident Aimee Marceau raced in the USCSA Ski & Snowboard National Championships at Mammoth Mountain, California in March. Aimee, a senior at Virginia Tech, has raced four years for the Hokies and represented Virginia Tech's Women's Alpine Ski team at Nationals.

Growing up in Broadlands, Aimee learned to ski at Massanutten and Liberty. With the Virginia Tech ski team, she trains at Winterplace, Jay Peak, and Killington.



Covenants Corner April Inspections

We are hoping that everyone has settled into the new year and is ready for Spring. The days have been gradually becoming longer and warmer.

In the last couple of months, Covenants has concentrated on neighborhood streetlights. Your neighbors will surely be out walking on these longer days and will appreciate all the light they can get as they tour our beautiful community. Please check your lamp post from time to time and make sure it remains in working order.

In addition, we would like to bring several items to your attention:

- with limited parking in some areas of our community, we find it necessary to remind our residents of parking issues that have been brought to our attention. Please be courteous of your neighbors by not parking within 10 feet of mailboxes and driveways, do not block sidewalks and crosswalks, do not park in fire lanes or within 20 feet of any intersection and finally, please keep your tags and inspection stickers up to date whether the vehicle is parked in your driveway or on the street. We do have a towing company that patrols our streets. They are authorized to tow vehicles for certain violations without notice.

- please secure your curbside trash. Usually the months of March and April bring some of our windier days. Please ensure the lids on your cans are down and any boxes and/or bags are secure.

On another note, we would like to thank all of our residents for the improvement we have seen in putting your trash cans and recycling containers away on non- trash days. This improvement has been remarkable.

Finally, we would like to thank you for your cooperation with repairing any and all issues found by us on your properties. We are here for you to discuss any issues or the need for time extensions. For more information or to request a time extension, please contact our Covenants office at covenants@broadlandshoa.com or Suzan Rodano, your Covenants Manager, at 703-520-9903.

The Covenants Office will be continuing Spring Cleaning inspections

These will be walkthrough inspections to ensure that each home has been inspected in the same capacity as all the other homes in the community. These inspections will be conducted by myself, Suzan Rodano, Covenants Manager, and our new Covenants Inspector, Anders Isaksen. I am sure that many of you know me by now, but Anders can be identified by the Broadlands lanyard around his neck and the Broadlands attire that he wears. Please welcome him into our Broadlands community if should happen upon him.

We hope all our residents have a wonderful and safe Spring and, we look forward to working with you in the future.

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.

Parking Violations

Complaints of Commercial Vehicles on VDOT Roads...There are many roads in Broadlands that are VDOT controlled.

The HOA does not have jurisdiction to enforce parking on VDOT roads. Commercial vehicles and/or trailers are not permitted to be parked on these streets. **Verify which streets are VDOT maintained streets in Broadlands: broadlandshoa.org/broadlands-streets-ownership**

Vehicles Parked Illegally...

Per Virginia Code 46.2.1239, vehicles parked or standing, whether attended or unattended on a road in front of a driveway; or within 15 feet of a fire hydrant; or within 15 feet of an intersection are considered illegally parked and may be ticketed and towed.

If you notice any of the situations above, please call the Sheriff's non-emergency number 703-777-1021 to report the parking violation and an officer will ticket the vehicle. **Or report online here: lfpportal.loudoun.gov/Forms/TrafficComplaint**

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/yardsale-form. ***It is the residents' responsibility to check the website to ensure inclusion and accuracy.*** Residents do not have to be on the list of participants to be part of the community 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. The HOA will be publicizing the yard sale in Loudoun Now, The Loudoun Times-Mirror and The Washington Post.



Celebrating Moms

Celebrating Moms will be an afternoon of moms taking time to pamper themselves with light bites and a beverage of their choice.

This Event will be held at the Community Center on Saturday, May 13th from 12:00pm-3:00pm. Be on the look out for Friday's Broadlands Blast for electronic communications. Addition information will be published in next month's newsletter as well.



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.



How At-Home Composting Can Reduce Our Impact on The Planet...

By: Michelle Wendt, Worm Works LLC

So, what is composting?

Composting is the natural process of recycling organic matter, such as food scraps, into a valuable fertilizer that can enrich soil and plants. Anything that grows decomposes eventually; composting simply speeds up the process by providing an ideal environment for bacteria, fungi, and other decomposing organisms (such as worms) to do their work.

The resulting decomposed matter ends up being rich garden soil and is called compost. Fondly referred to as “black gold,” compost is dense in nutrients and highly sought after by local farmers, landscapers, and home gardeners alike!

What are the benefits of composting?

Food waste takes up more space in landfills than anything else. Composting your food scraps not only improves the structure and health of our soil by adding in organic matter, it also attracts beneficial organisms to the soil and reduces the need for pesticides and fertilizers. When compostable waste goes to a landfill, it gets buried under massive amounts of other trash, cutting off a regular supply of oxygen. This creates something called biogas, which is roughly 50 percent methane and 50 percent carbon dioxide - and highly toxic.

Composting In Loudoun County

Loudoun County is doing their best to support the growing composting movement and is currently in discussions to consider a pilot program that will let residents drop their food waste at the county landfill.

One local company, Worm Works LLC, is utilizing the power of worms to keep food out of landfills by collecting residential and commercial food waste through a subscription service operating throughout Loudoun and Fairfax counties. What's more, they can even help turn weddings, graduation parties, and baby showers into “green events” by providing clean and easy composting solutions. Food scraps are collected curbside weekly, bi-weekly, or monthly, or can even be dropped off at convenient collection sites located throughout the county. The food waste is then composted locally at their facility at Gathering Springs Farm in Middleburg, Virginia. To date, they have diverted more than 70,000 pounds of food waste from local landfills since they began their services in 2020.

If you'd like to learn more about composting at home, please visit: wormworkskomposting.com or [and epa.gov/recycle/composting-home](https://www.epa.gov/recycle/composting-home)



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.

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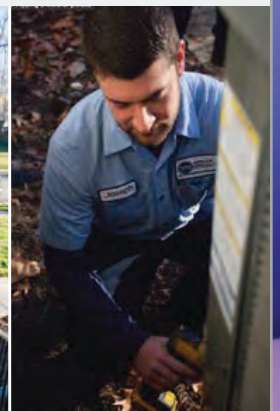
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Drop-Off Location at Broadlands HOA For the Dulles South Food Pantry

Food Accepted

Non-perishables only please! A list of acceptable foods and what is most needed can be found at dsfp.org/donate-food.

Drop Off Info

Food can be dropped off Tuesday, Wednesday and Thursday, 11:00am-2:00pm at the HOA office located at 21907 Claiborne Parkway. Please knock on the front door when you arrive. Or you may send an email to Julie@broadlandshoa.com to schedule another drop off time.

Dulles South Food Pantry

Dulles South Food Pantry is a community driven non-profit serving Dulles South residents and the surrounding area, providing nutritious food, personal supplies and life changing social services to our neighbors in need. The Dulles South Food Pantry's goal is to alleviate hunger in Loudoun County by soliciting, collecting and distributing food through a food pantry based within the Dulles South community that is supported by a network of community organizations.

Questions? Julie@broadlandshoa.com



BROADLANDS

**BROADLANDS EVENT
COMMITTEE**

BINGO NIGHT

FRIDAY, APRIL 7, 2023

Doors Open at: 6:00pm

Game Starts at: 6:30pm

10 ROUNDS OF
BINGO! GREAT
PRIZES FOR
EVERY ROUND!

Online Registration:

**FIRSTSERVICERESIDENTIAL.MY
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BROADLANDS**

Location:

Community Center
43004 Waxpool Road
Broadlands, VA
20148

\$5 ENTRY

INCLUDES:
SLICE OF PIZZA
AND BEVERAGE



**EACH ATTENDEE MUST
PURCHASE A TICKET**

Spring EGG STRAVAGANZA



SATURDAY, APRIL 8TH



10:00 AM - 12:00 PM

HILLSIDE PARK, 43051 WAXPOOL ROAD

**Please walk or park at the Community Center
and Stone House parking lots**

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 -

**BASKETS ARE PROVIDED BY HOA
- UNTIL BASKETS RUN OUT -**

- **LIMIT EGGS TO 10 PER CHILD**
- so everyone gets some -
- **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*



Van Metre 5K RUN

🕒 SATURDAY, APRIL 29TH | 8:30AM

📍 BROADLANDS MARKETPLACE

IT'S TIME TO START WARMING UP

Calling all serious runners, occasional joggers, and weekend walkers of all levels! We invite you to participate in the annual 5K Run supporting Children's National Hospital. Strollers and four-legged friends welcome!

CHOOSE YOUR PATH



RUN

Run, jog, or walk the 5K or 1-mile race—sign up as an individual, team, or youth participant.



SPONSOR

Support the Van Metre 5K Run through a corporate sponsorship, starting from \$500 and up.



DONATE

Interested in participating, but not sure you want to run? Consider making a donation to the cause.

LEARN MORE & GET STARTED



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Ask about special savings
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Brookfield
Residential





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



Questions? 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 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
- ⇒ Ashburn Young Men's Service League, Elaine Keltz at elainemespinola@yahoo.com
- ⇒ Briar Woods Future Business Leaders of America, Chris Starke at 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 for details on the Truck Show Event. Questions? Contact Julie@broadlandshoa.com

BROADLANDS POOLS REGISTRATION

Pool season runs Memorial Day weekend to Labor Day

POOL PASS REGISTRATION OFFERED YEAR-ROUND!

Please follow the instructions below to set up electronic virtual passes for your household members. Registration is only done once, do not re-register in future seasons! Your electronic virtual passes will be active until your residency status changes.



STEP 1 – CREATE HOUSEHOLD ACCOUNT: Go to [Cellbadge.com/Broadlands/register](https://cellbadge.com/Broadlands/register) and under **Initial Add Request**, enter the information as a primary resident to create your master household account. **Please enter street number and name only, no suffix (i.e., Ct, Court, Ter, Terrace, etc.).** Your add request will be forwarded to HOA staff who will validate your residency and account status. Please allow up to 3 business days for the initial approval to be processed. Once validated, you will receive a text/email indicating that your registration has been added but will remain pending until all 4 steps have been completed.

STEP 2 – ACQUIRE PIN: After you have received a text/email that your registration has been added, please return to the same registration page, and follow the instructions under **Enter or Update Household Members**. Enter your credentials to get your unique PIN via text/email to continue the process.

STEP 3 – ADD HOUSEHOLD MEMBERS: Enter PIN to access the **Household Members** page to add all household members, ages 5 and older. Be sure to select the appropriate “**Relation**” category when adding members:

- Owners select “Owner-xxx” for ALL household members regardless of age.
 - Tenants select “Tenant-xxx” for ALL household members if owner does not live on property. Must have AOS/Lease on file.
 - Apartment Renters select “Apartment-xxx” for all household members. Must **pay first** at www.broadlandshoa.org/pool.
 - Nannies/Long-Term guests, select “Other-xxx” as applicable. Must **pay first** at www.broadlandshoa.org/pool.
- Once finished, check the box to verify you have agreed to the facility terms and click **Complete Registration**. Upon approval (within 3 business days), you will receive a text/email indicating that **your Broadlands HOA registration has been accepted**, however, you must complete STEP 4 (pictures) to gain access to the pools.

STEP 4 – PICTURES: Email pictures of all household members aged 5 & up (adults must provide proof of residency):

- Email an ***acceptable** photo (jpg or png format) of each member in your household to pools@broadlandshoa.com. Copies of driver’s license should be used for 18+ members. Recent copies of headshots may be used for children under 18.
 - Subject line of email must be written as: “**pool photos – registered lastname**” (i.e. pool photos – Smith)
 - Save and attach each photo separately to your email using naming convention: “**address.firstname**” (i.e. 42001Ridgeway.Susan).
 - All member names must correspond with registered names in your Cellbadge pool account to allow for proper import. Pictures will be processed within 3 business days.
- *What are acceptable photos and adult requirements?**
- Adults 18 and over are **required** to show proof of residency with a **copy of a driver’s license** showing the picture, address, name and date of birth. For security reasons, all other information can be crossed off. If the ID does not reflect the registered address, then settlement papers, utility bills or a change of address card may be emailed.
 - For children aged 5 and older, please email a **current** headshot or ID. Children aged 4 and under do not require photos.

ADDITIONAL INFORMATION

ACCESSING THE POOL: After photos are added and you received a confirmation email, access to our pools is simple since no physical pass is required – just check-in with the lifeguard by providing your name or address and they will be able to access your “**virtual ID card**” in the system to allow entrance. **Once registered, no further action is needed in future pool seasons.**

GUEST VISITS: 10 guest visits will be added to your household account each year at no charge. Additional guest visits can be purchased through our website at www.broadlandshoa.org/pool. Visits do not roll over to the next season. Only two (2) guests per are permitted or a maximum of six (6) per household at a time.

TENANTS: You must have a **current Absentee Owner Statement (AOS) and lease** on file with the HOA before registering. Please see information on our website under www.broadlandshoa.org/tenant-information.

APARTMENTS: Tenants of The Arbors and Van Metre Apartments must **purchase a household pool membership prior to registration** at broadlandshoa.org/pool-information.

HOURS, RULES & CLOSINGS: Please visit www.broadlandshoa.org/pool for information.

Questions? Email pools@broadlandshoa.com or 703-729-9704 press 4
Broadlands Association, Inc., 21907 Claiborne Parkway, Broadlands, VA 20148



April Tennis News

Submitted By: Jason Wnuk of Blue Chip Sports Management

Blue Chip is excited to announce registrations are now open for the spring and summer sessions.

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://linktr.ee/broadlandsassoc>

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.

ASHBURN TOASTMASTERS

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

BRAMBLETON LADIES GOLF LEAGUE

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

BROADLANDS EVENTS COMMITTEE

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, April 18th, 6:30pm, at the Clubhouse, 43360 Rickenbacker Square. For more information, email Crystal Boswell at events@broadlandshoa.com.

BROADLANDS LIVE! COMMITTEE

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

CUB SCOUTS & SCOUTS - BSA

The Cub Scout program is designed for children grades KG-5, and Scouts BSA from grades 6-12. Troop 2970 (<http://troop2970.com>) meets at Our Savior's Way Lutheran; Troop 1154 (<https://ashburntroop1154.trooptrack.com>) meets at Eagle Ridge MS; Cub Scout Pack 1483 (Pack1483.org) meets at Hillside ES; and Cub Scout Pack 1484 (Pack1484.org) meets at Mill Run ES. To learn more about us, please visit BeAScout.org.

GIRL SCOUTS

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

GRIEFSHARE SEMINAR/SUPPORT GROUP

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

MOMS CLUB OF ASHBURN

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

MOMS IN PRAYER – BRIAR WOODS

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

MUSIC ON THE HEIGHTS

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

PRE-TEEN AND TEEN ASPERGER'S SOCIAL SKILLS GROUP

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





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

Easter at Crossroads

- Palm Sunday Service: April 2nd, 10:00am
- Holy Thursday Supper: April 6th, 7:00pm
- Good Friday Service: April 7th, 7:00pm
- Egg Hunt & Spring Festival: April 8th, 2:00pm-4:00pm (registration required for egg hunt time slot- see QR code)
- Easter Services: April 9th, 9:00am & 11:00am.

All services will be held at:

Crossroads United Methodist Church

43454 Crossroads Dr, Ashburn, VA 20147

For more information, visit crossroadsnova.org/easter

Ashburn Shredding Event

Need to Get Rid of Old Paperwork? Attend our 13th "On Site, While you Watch" Shredding Event.

Mark your calendar for Saturday April 15th, 9:00am -12:00pm for our shredding event taking place in the RE/MAX Executives parking lot located at 44675 Cape Court, Ashburn, VA 20147.

See DanThiewes.com for a guide to what we can shred and a traffic routing map. Dunkin Donuts coffee, hot chocolate and donuts will be served.

Please RSVP by emailing Dan at: dan@danthiewes.com or call 703-508-5762. Tell your friends, neighbors and co-workers. They will thank you. A \$5 donation is requested.

Brambleton Library Events

Crafter's Choice Book Club

Location: Meeting Room B

Date/Time: Monday, April 3 at 6:30 p.m.

Age Group: Adults

Description: Read any book you'd like, as long as it's related to this month's theme: "Ticket to Paradise." At book club, we'll chat about the different books we've read and put together a themed craft, provided by the library. Find out more at library.loudoun.gov/calendar

Poetry Open Mic

Location: Meeting Room A

Date/Time: Wednesday, April 12 from 7:00pm-8:30pm

Age Group: Adults and High School Age Teens

Description: Celebrate National Poetry Month and share your talent by performing a piece of poetry. Sign up in advance at Brambleton Library to reserve your spot. Drop-in performers are also welcome. Poetry guidelines will be provided. Find out more at library.loudoun.gov/calendar

Author Panel: Writing About Uncomfortable Topics

Location: Meeting Room A

Date/Time: Saturday, April 22 at 2 p.m.

Age Group: Adults and High School Age Teens

Description: Many topics in writing can be difficult to express such as trauma, abuse, race, power differentials, and queerphobia. Hear from authors K.M. Szpara, Ran Walker, and Hailey Piper and get an inside look at their writing process. Find out more at library.loudoun.gov/calendar

Community Electronics Recycling Event

15 West Homes is sponsoring a free electronics recycling event for the Broadlands Community on Saturday, April 22nd from 11:00am – 1:00pm (or until the truck is full) in the Community Center parking lot. This will be a drive through and drop off event. Electronics will be taken to facilities where they will be properly disposed of and recycled according to strict EPA regulations. Place your recyclables in your trunk and volunteers will remove them from your car.

The following items will be accepted:

- Computers, Desktops, Laptops, CPUs, Hard Drives, Solid State Drives, Memory Cards
- Printers, Typewriters, Fax Machines, Scanners, and Copiers
- Cell Phones, Smartphones, Mobile Devices
- Servers, Server Racks, UPS Systems
- Network Equipment, Routers, Network Switches, Modems, Circuit Boards
- Telephone Equipment, Office Phones, PBX Systems
- Computer Peripherals: Mice, Keyboards
- Power Supplies, AC Adapters, Cables
- Audio Equipment: Speakers, Stereos, Amplifiers, Receivers
- Video Equipment: Cameras, Lenses, Drones
- Tablets, Portable Media Players, e-Readers, GPS Devices
- VCRs, DVD Players, Blu-Ray Players, Cable Boxes, DVRs

The following items will NOT be accepted: any tube (CRT) TVs, computer monitors, batteries, lamps & lightbulbs, or automotive parts.

In addition, 15 West Homes will also be collecting donations for Friends of Homeless Animals, a no-kill shelter located in Aldie, VA. Please consider donating items from the following list or visit the FOHA.org website under "Ways to Give." A list can be found at <https://foha.org/support-foha/donate-supplies/>.

April 22nd Native Plant Sale in Leesburg

What: Loudoun Wildlife Conservancy's Native Plant Sale

When: Saturday, April 22nd, 9:00am – 3:00pm

Where: Morven Park main parking lot,
17195 Southern Planter Lane, Leesburg

Thousands of beautiful spring blooming flowers, shrubs, trees, vines and ferns will be for sale from four native plant nurseries. Experts will be on hand to help you choose the right plants for your garden.

Be sure to visit our partners' booths at the sale including Loudoun County Master Gardeners and Virginia Master Naturalists.

For more information and updates, visit: <https://loudounwildlife.org/event/spring-native-plant-sale/>.

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	SWHOA.COM

PUBLIC INFORMATION

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

SCHOOLS -BROADLANDS

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

ARTS/MUSIC

PIANO TUNING:

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

ART CLASSES FOR KIDS:

Reshu Art Lobby... Want to improve your art skills? Learn watercolors, oil pastels, acrylic, sketching, pencil color, modeling clay art, oil painting, charcoal and more. For details, check out our website at reshuartlobby.com. Contact 571-325-7622 or email at reshuartlobby@gmail.com.

CLUBS/GROUPS

SOCIAL GROUP:

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:

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

MONTHLY RATES:

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

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

No cancellations are permitted after the deadline. For more information, contact Stassa Collins at 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 in the upper right corner on our website.

Broadlandshoa.org

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

Go Paperless

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

Broadlands Community Info . . .

BROADLANDS ASSOCIATION, INC.

21907 Claiborne Parkway Broadlands, Virginia 20148

Main: 703-729-9704

broadlandshoa.org

General Mailbox: info@broadlandshoa.com

HOA 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 ♦ 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

Community Center Rentals: Joanne Hang ♦ joannehang@broadlandshoa.com

Covenants Manager:

Suzan Rodano ♦ covenants@broadlandshoa.com

Covenants Inspector:

Anders Isaksen ♦ anders@broadlandshoa.com

Modifications and Resale Manager:

Robin Crews ♦ rcrews@broadlandshoa.com

Modifications Assistant & Pool Registrar: Amy Streater ♦ amy@broadlandshoa.com

Director of Resident Services:

Stassa Collins ♦ stassacollins@broadlandshoa.com

Newsletter Editor:

Natalie Ihanainen ♦ Newsletter@broadlandshoa.com

Aquatics Director and Community Outreach Coordinator:

Julie Holstein ♦ julie@broadlandshoa.com

Pool Pass Coordinator: Amy Streater ♦ amy@broadlandshoa.com

Events Manager:

Crystal Boswell ♦ events@broadlandshoa.com

BOARD OF DIRECTORS

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

Vice President: Eric Bazerghe ♦ eric@thehouse.net, 571-207-6505

Secretary/Treasurer: Dawne Holz ♦ holz.d@icloud.com, 703-362-6727

Directors:

Kay Dillon ♦ 703-405-4750

John Gallagher ♦ 703-927-6319

William Kolster ♦ 703-858-2459

Tania Marceau ♦ 571-331-4381

Jason Pualoa ♦ 703-340-9828

COMMITTEES

Broadlands Live Concerts:

Jason Pualoa ♦ broadlandslive@broadlandshoa.com

Events: Crystal Boswell ♦ events@broadlandshoa.com, see *Clubs & Groups*

Swim Team: broadlandsswimteam.org

Technology: Dawne Holz ♦ deholz@icloud.com

Modifications: Robin Crews ♦ rcrews@broadlandshoa.com

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BROADLANDS

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