



Association, Inc.

*Tenant Welcome Packet*



Dear Tenant(s),

WELCOME TO THE NEIGHBORHOOD! Broadlands Association, Inc. is responsible for overseeing all the common elements within the community, including the pools, Community Center, Fitness Center, walking trails, tennis courts, and social events for the 3,800+ residences within Broadlands. Community living can be both a challenging and rewarding experience, however, to be successful, the Association requires cooperation from both tenants and owners to maintain the upkeep of the residential property and follow covenant guidelines to ensure the quality of the community is upheld.

Within the following documents, you will find valuable information about our community including how to stay up to date on important HOA news and amazing events through our various platforms.

Upon your review, please direct any questions, comments, or concerns to the HOA office at [info@broadlandshoa.com](mailto:info@broadlandshoa.com) or 703-729-9704. Our hours of operation are Monday through Friday from 9:00 am to 5:00 pm. The HOA Office is located at 21907 Claiborne Parkway, Broadlands, Virginia 20148.

Again, welcome to Broadlands!

A handwritten signature in black ink that reads "Sarah Gerstein".

**Sarah E. Gerstein, CMCA®, AMS®, LSM®, PCAM®**

General Manager

Broadlands Association, Inc.



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## TRASH REMOVAL AND RECYCLING

Patriot Disposal, Inc. provides residents with trash removal and recycling services. **All trash must be stored in a container with a lid. Using trash bags without a container is not permitted per the Loudoun County Ordinance.** If your property did not come with receptacles or you wish to order larger or additional totes as applicable, please have your property homeowner contact Patriot Disposal at 703-257-7100. **Trash** pickup days are **MONDAY** and **THURSDAY**, with **recycling** picked up each **Thursday**. **Yard Waste** is picked up on **Mondays** beginning in March and continuing through Christmas tree pick-up in January. Containers may be placed at your curbside the evening before your pickup day but must be placed out no later than 6:00 am on pickup days to ensure removal. It is a violation of our covenants to leave or store your trash/recycling bins in public view if it is NOT a pickup day.

## STAYING CONNECTED

- ▶ **Broadlandshoa.org:** Offers a wide variety of both HOA and local community information.
- ▶ **Broadlands Newsletter:** Monthly publication that is mailed to each residence which contains important HOA news, community events, and interest articles for residents. Archives are also available on the website. If you would like to receive electronic copies only, please email [OptOut@broadlandshoa.com](mailto:OptOut@broadlandshoa.com) and provide your name and address.
- ▶ **Broadlands Blast:** Sign up through our website at [broadlandshoa.org](http://broadlandshoa.org) and get up-to-date community news in between monthly newsletters.
- ▶ Follow us on Facebook and Instagram for HOA News & Events (@BroadlandsHoaEvents)

## AMENITIES ACCESS NOTICE

Tenants will be able to access the Fitness Center, Pools, and Community Center Rentals only if an up-to-date Absentee Owner Statement (AOS) and ratified lease are on file with the HOA. Upon an owner submitting an AOS and lease to the HOA office at [info@broadlandshoa.com](mailto:info@broadlandshoa.com), the tenant may begin to apply to use the Fitness Center, Pools, and Community Center rentals.



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## LIST OF AMENITIES

### **Fitness Center**

Broadlands offers a fitness center at our clubhouse, located at 43360 Rickenbacker Square. Access is available via Fob or Bluetooth. A one-time \$25 fee is required. Additional fobs are \$25 each. Please visit our website at [broadlandshoa.org/amenities/fitness-center](https://broadlandshoa.org/amenities/fitness-center) to download and submit an application and pay.

### **Pools**

Three pools are available for our residents' summer enjoyment. The pools open on the Saturday of Memorial Day weekend and close on Labor Day Monday. A one-time Pool Registration is required for all household members who wish to gain access to any of our pools. Register online, anytime throughout the year at [cellbadge.com/broadlands/register](https://cellbadge.com/broadlands/register). Detailed pool information can be found on our website at [broadlandshoa.org/amenities/pool](https://broadlandshoa.org/amenities/pool) and in our newsletter.

### **Community Center Rentals**

The Community Center is located at 43004 Waxpool Road and is available for rental by Broadlands residents. Please see the at [broadlandshoa.org/community-center-rental-information](https://broadlandshoa.org/community-center-rental-information) for pricing, details, and photographs. Please contact the HOA office directly regarding availability.

### **Tennis & Pickleball Courts**

Broadlands offers 9 tennis courts with two of the courts lined for pickleball play. For details on their locations, please visit our website [broadlandshoa.org/tennis-courts](https://broadlandshoa.org/tennis-courts).

### **Community Events**

Broadlands is delighted to host a wide variety of events, so you'll find something for everyone to enjoy. Our Events Committee organizes events such as Wine Pairings, Spring Eggstravaganza, Halloween Parties, Visit with Santa, and much more. The Broadlands Live! Committee offers a live concert series on the Hillside Park lawn during the summer where you can bring your own drinks while enjoying live music from local bands, all at no cost. Visit our website at [broadlandshoa.org/community-events](https://broadlandshoa.org/community-events) for a full list of our events.

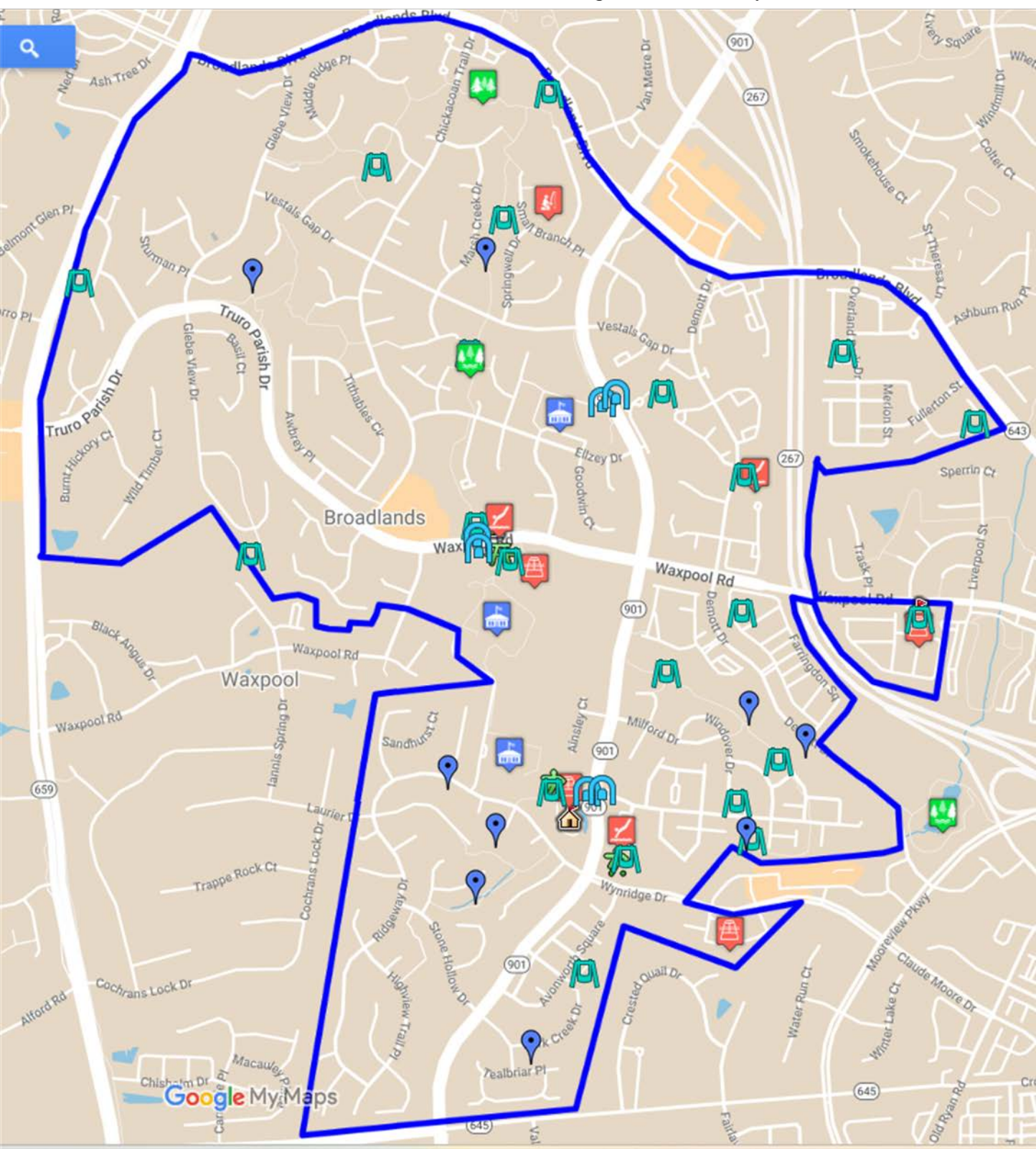
### **Maps, Tot Lots, Basketball Courts & More**

For maps and locations of our amenities, please visit our website at [broadlandshoa.org/tot-lots-trails](https://broadlandshoa.org/tot-lots-trails).



# MAP OF BROADLANDS

For details, see [broadlandshoa.org/amenities/maps](http://broadlandshoa.org/amenities/maps)





# Connect with **BROADLANDS**



Stay up-to-date with HOA news and community events through the HOA monthly newsletter, *Our Neck of the Woods*, and our other channels listed below.

## *Staying Connected is Easy...*

### **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.*

### **Broadlands Blast**

*This weekly email is a great way to receive important reminders on HOA news and upcoming events in between receiving the newsletter. To sign up, just visit our website and enter your email address(s).*

### **Landscaped Homes**

*Courtyard Homes, Park Glen Villas, Demott & Silver Townhomes & Hillside residents please submit email(s) & address to **landscape@broadlandshoa.com** to receive email notices for seasonal landscape services.*

### **Facebook & Instagram**

*Join our social media pages **@BroadlandsHOAEvents**. Email **events@broadlandshoa.com** for details.*

### **Broadlandslive.com**

*Visit this website for details on this popular summer concerts series including bands, vendors and sponsors.*

**Info@broadlandshoa.com • 703-729-9704**