

JULY 2023

# BROADLANDS

*Our Neck of the Woods*

Happy  
Independence Day!



*Official Newsletter of the Broadlands Homeowners Association*



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Thursday 12:00pm-12:00am

Friday & Saturday 12:00pm-2:00am

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# BROADLANDS



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## Board of Directors Upcoming Virtual Meeting Tuesday, July 11th - 6:00pm

### Board Meetings Information

Monthly meetings are generally 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 - June 13th Meeting Highlights

- Approved the minutes from the May 16<sup>th</sup>, 2023 meeting
- Reviewed a presentation from Van Metre regarding the proposed rezoning for section 104, which would not be part of Broadlands Association
- Reviewed a request for establishing a no parking zone
- Reviewed a request to modify or increase the shrub pruning occurrences in the landscape maintenance contract
- Reviewed a request for additional pickleball courts
- Tabled action on a fence along Belmont Ridge Road
- Approved an Eagle Scout project for trail signage
- Approved the proposal from Power Systems Electric for lighting replacement at the Hillside tennis courts
- Tabled the execution of a letter requesting funding for plant removal from the Loudoun County Board of Supervisors pending alignment with the language of House Bill 2096
- Appointed Andre Deazle to the Covenants Committee
- Held five 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.*

## JULY

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY



1

2

3

4

HOA offices closed for  
Independence Day

5

Modification  
Subcommittee Meeting  
7:00pm - Virtual

6

Float Night  
5:00pm - SW

7

World Chocolate Day

8

9

10

Newsletter submissions  
due - 12:00pm

11

HOA Board Meeting  
6:00pm - Virtual

12

Modification  
Subcommittee  
Submissions Due  
12:00pm - NC

13

14

Bastille Day (France)

15

16

National Ice Cream Day

17

18

Nelson Mandela Day  
Events Committee  
Meeting  
6:30pm - Virtual

19

Islamic New Year  
National Hot Dog Day  
Modification  
Subcommittee Meeting  
7:00pm - Virtual

20

National Moon Day  
Float Night  
5:00pm - SW

21

22

23

Parents' Day

24

International Self Care Day  
Southern Walk HOA  
Meeting 7:00pm CC

25

26

Modification  
Subcommittee  
Submissions Due  
12:00pm - NC

27

28

Casino Night  
7:00pm - CC

29

National Lasagna Day

30

International Day of  
Friendship

31

National Avocado Day

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



## Nature Center Renovations

Built in 2002, the Nature Center was constructed to be a showcase for new home sales and to highlight the high-speed internet access that was still new to Loudoun County at the time, but a big selling point for the community. Over the years, the Nature Center evolved into a multipurpose facility, housing HOA office staff as well as a place our animals called home. The facility was built with only two private offices, a reception area, and a very tight workspace for four people. In an HOA the size of Broadlands, which was projected to be 3,792 units at buildout, this setup did not provide sufficient space for staffing of the community. The original building, while beautiful, was not very functional. The needs of the animals and the needs of the staff and homeowners to conduct business often conflicted. While soothing, the animals also created allergens and smells and noises that agitated human occupants and visitors. The animals attracted many kids coming to the facility with parents, nannies, babysitters, and friends, and staff often found items dropped in the animal tanks that were hazardous to the animals. The noise made by excited kids running over the bridge or shrieking at the sight of the animals made it difficult to conduct association business. At the end of the day, the building needs to function first as an office and not as a zoo.

As the facility aged, the wear and tear of the animals and associated traffic from visitors became more evident. An added challenge to animal ownership was that of providing seven day a week care for said animals. It was a struggle especially during holidays, vacations, or inclement weather. When Covid hit, the problem was exacerbated, and we were faced with the difficult decision to re-home our beloved animals so they could be provided the proper care and attention. Fortunately, we were extremely lucky to have a volunteer take in all the animals, and they now live happily on a farm in Culpeper.

Prior to Covid, the construction of a Clubhouse with a second staffing facility helped to alleviate some of the association's needs, but even with two private offices, it remained insufficient for our staffing requirements and storage needs. Between supplies for all the events, the stage for Broadlands Live, lot owner and management files, Flicks in the Sticks movie equipment, pool equipment, and more, we've been busting at the seams. So several years ago when discussing the rezoning of parcels and the intended annexation of additional units

into the community at Hillside and Demott & Silver, we worked with the Van Metre to ensure the contribution of additional funding to enhance our facilities and provide proper office and storage space. Although Van Metre has the right as the Declarant to annex in additional units without board or association approval, they provided annexation fees which would give us capital improvement funds to renovate the office space. Some of the fees were used to renovate the Southern Walk pool house and to construct the recreational pool at the Community Center, and the remaining funds afforded us the opportunity to renovate the Nature Center to include nine private offices, six additional workstations, as well as desperately needed storage space. While budgeted reserve funds for things like carpet replacement and bathroom updates will offset a small portion of the funding of the project, the majority is funded by these annexation fees and not by member funds.

*While budgeted reserve funds for things like carpet replacement and bathroom updates will offset a small portion of the funding of the project, the majority is funded by these annexation fees and not by member funds.*

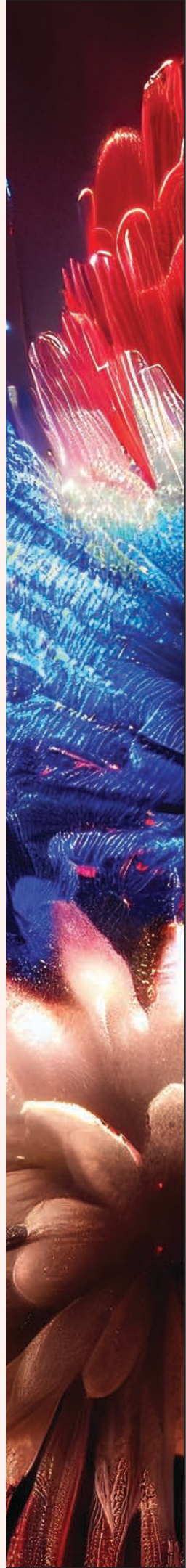
Staff recently vacated the Nature Center and is temporarily relocated to the Clubhouse. Twenty (20) years of inventory and filing in the Nature

Center has been digitized, shredded, or temporarily stored. It is a big undertaking but desperately needed. Currently the entire staff has gotten cozy in the upstairs of the clubhouse with two people in a storage area, two private offices, and four people in a conference room. We anticipate the renovation will take several months and we look forward to getting back into our renovated home, organizing our storage areas, and expanding the staff to allow better service to the community. We plan to keep an element of nature by providing programming if it can be funded, staffed, and volunteered. We look forward to welcoming you back into the building once construction is complete.

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 703-520-9902. 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 703-520-9902 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
June 28th .....	July 5th
July 12th .....	July 19th
July 26th .....	August 2nd
August 9th .....	August 16th
August 30th .....	September 6th

*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 your resale inspection results, please contact Modifications and Resale Manager Robin Crews at 703-520-9902 or [rcrews@broadlandshoa.com](mailto:rcrews@broadlandshoa.com).





## Summer Lawn Mowing Tips

Summer time is here and it's a good time to analyze your lawn mowing habits to ensure a healthy lawn through the potential drought and heat. When cutting your lawn, you want to think about mowing at a height of 3-4". The height in a healthy lawn will help suppress the amount of weeds in the lawn. It is important to remember not to cut more than 1/3 the length of the blade at a time. This can stress your lawn and a stressed lawn is not a happy lawn.

## Don't Let Your Recycling Go Up in Flames!

Patriot Disposal and the HOA would like to remind residents of the importance of proper disposal of your waste material.

The image shown is of a recent fire in one of Patriot's recycling trucks that was started from the improper disposal of batteries that were compacted, consequently igniting the recycling material inside.

We have also experienced the improper disposal of paint cans that exploded when compacted, spilling paint onto our roads. *Please review what recycling is allowed/not allowed at [broadlandshoa.org](http://broadlandshoa.org).* The next county Household

Hazardous Waste Event is on Saturday, July 29, 8:30am-2:30pm at Lovettsville Elementary School, 49 South Loudoun Street, Lovettsville, VA 20180.



## Speed Limit Concerns

Speeding on residential streets has been an on-going concern in Broadlands. Please note that the maximum speed limit in residential communities is 25 MPH.

If you have speeding concerns, please contact the LCSO non-emergency number 703-777-1021 regarding speeding in your community.



## 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 July News

**July 24th, 2023 in person at the Community Center located at 43004 Waxpool Road**

### **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:**

A mailer was sent to community residents at the end of April 2023 with information regarding the future of SWHOA. You may review this letter on the Southern Walk website or FirstService Connect Resident portal.

Visit the Southern Walk website at [www.swhoab.com](http://www.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 May Meeting Highlights**

- Reviewed updates from the Future SWHOA Committees
- Reviewed monthly financials and delinquencies
- 23-24 Insurance Renewal
- Review Action Items

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 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 new mailing address effective immediately:**

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

## July Covenants Corner

The Covenants Department strives to find ways to communicate with our residents in a caring manner, creating partnerships rather than dictatorships. As such, we have implemented new violation procedures hoping to create a better experience for everyone involved.

Over the years, we have had many questions as to why we mailed printed violation letters rather than emailing or calling the homeowners concerning violation issues. We hear you and are acting based on your comments. Whenever a violation issue is noted on a property for the first time, a Friendly Reminder Notice is emailed directly to the homeowner (if we have your email address on file) with the violation attached. If no email is on file for the property, then a mailed letter must be sent. For second and third notices, both an email and a mailed letter are sent to the resident. Sending notices via email expedites the delivery process. The email also gives you an immediate vehicle to communicate with us to discuss the issue. The biggest problem we have with this system is that we do not have all of your email addresses. If you only receive a mailed letter for a violation and no email, that means we do not have your email address on file. **Please provide us with your email address at: [Covenants@broadlandshoa.com](mailto:Covenants@broadlandshoa.com) as soon as possible so we can update your records for any future covenants communications.** Doing so will be greatly appreciated and a big help to make this system work.

Another change we have implemented is to issue a separate letter for every violation noted on a property. We have found that by setting up communication that way not only allows us to cite the correct reference from our governing documents, but also allows us to track each violation on an individual basis so we can close out violations that are resolved and, at the same time, monitor the ones that have yet to be resolved.

Lastly, homeowners frequently request recommendations for contractors. We cannot provide a list of contractors, however, we recommend you consider one of our advertisers or classifieds in this publication or visit our forums.

**The Broadlands advertiser forum can be found at:**

<https://www.broadlandshoa.org/hoaforum/index.php?forums/broadlands-advertisers-forum.21/>  
**or the homeowners Corner at:**

<https://www.broadlandshoa.org/hoaforum/index.php?forums/homeowners-corner.13/>

I hope you have found this Covenants Corner to be informative. The covenants department is constantly striving to find a better way to work with our homeowners without creating any acrimony. Our hope is our residents are proud to live in our community.

Broadlands is our little slice of heaven.

*Suzan Rodano, Covenants Manager*



## Make Sure You're In Town For...

### Casino Night

Friday, July 28, 7:00pm-10:00pm in the Community Center

### Broadlands Live

Friday, August 4, 5:30pm-9:00pm at Hillside Park

### Middle School Party

Saturday, August 12, 6:00pm-9:00pm at Southern Walk Pool

### Broadlands Live

Friday, September 1, 5:30pm-9:00pm at Hillside Park

### Pooch Pool Party

Saturday, September 9, 9:00am-12:00pm at Summerbrooke Pool

### Fall Yard Sale

Saturday, September 30, 8:00am-2:00pm throughout the community

### Broadlands Live

Friday, October 6, 5:30pm-8:00pm at Hillside Park

### Fall Harvest Festival

Saturday, October 21, 12:00pm-3:00pm at Nature Center Parking Lot

### Holiday Market

Saturday, December 2, 12:00pm-3:00pm at Nature Center Parking Lot

**There's always something fun happening in Broadlands!**

## Buy and Sell at the Community Yard Sale

**Saturday, September 30th, 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](http://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](http://broadlandshoa.org/yardsale).

## Tennis & Pickleball News

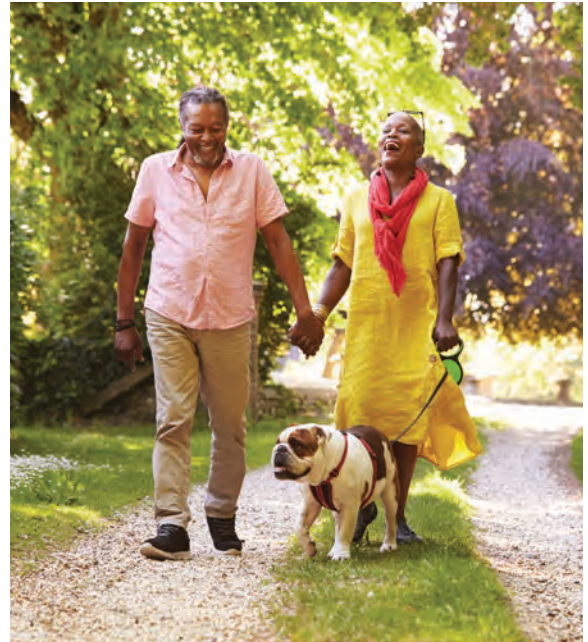
### For Adults:

On July 29th get ready to celebrate Christmas in July with our fun tennis and pickleball social event. This event will be held at the Nature Center from 6:00pm-8:00pm. Come dressed in your ugliest Christmas sweater (or other ugly holiday themed gear) and battle to win prizes for your play as well as your garb. This will be a pot luck style event with everyone bringing one item to make the night special such as a holiday appetizer, main dish, or dessert.

### For Kids:

Summer is the BEST time for kids and their tennis development. When else do they have the ability to play multiple hours a day, multiple days in a week, while not having to worry about the stress of homework or tests! We have camps running every week of the summer. If your child has not tried a week of camp yet, there is no better time than now. For more info,

visit <https://app.courtreserve.com/Online/Portal/Index/9662>



## 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.***

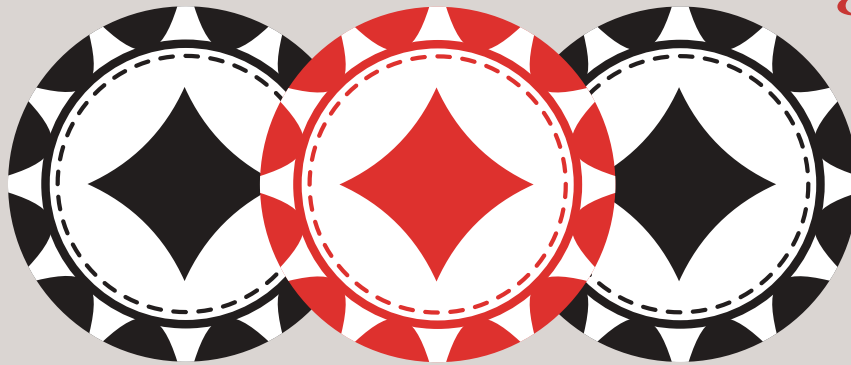
Even if your pet poops in the woods, you still need to clean it up. Not only is it unsightly, it can get into streams and into the water supply.

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.



ARE YOU FEELING LUCKY?

## Time for Casino Night!



JULY  
28  
2023

Community Center  
43004 Waxpool Road  
Broadlands, VA 20148

STARTS  
7:00  
PM

### REGISTRATION



ENJOY DELICIOUS FOOD AND  
ENTERTAINMENT FROM BLM  
ENTERTAINMENT  
\$30 / PERSON





**JUNE 15 • JUNE 29 • JULY 6 • JULY 20**

# Thursday's **Float Night**

**Southern Walk Pool • 5:00 pm – 9:00 pm**

**Bring your floats and join us for games, music & float night fun!**

*Float nights are free to Broadlands Pool Members & their guests. A valid pool pass is required for entry. Only beach ball type balls permitted. Pool management reserves the right to restrict the number of floats in the pool at any given time, as well as floats that may present a safety risk.*

## THINKING ABOUT SELLING?

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

**PREPARATION IS KEY!**

Call today for a FREE strategy consultation.

**703.980.4594**

**VOTED TOP AGENT IN 2022 & 2023**

BY NORTHERN VIRGINIA MAGAZINE AND THE WASHINGTONIAN



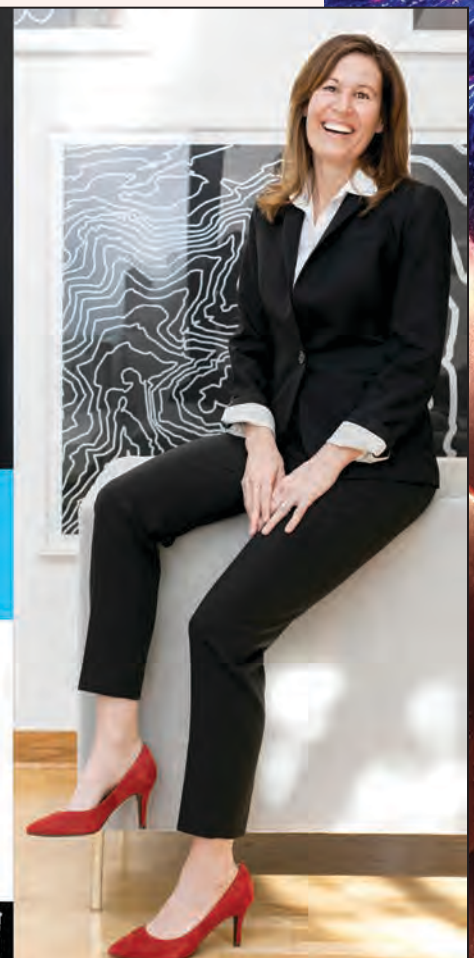
SCAN FOR FREE  
HOME VALUATION

**Patricia Gallardo**

Broadlands Resident & Realtor

Helping Buyers and Sellers in Loudoun County since 2014

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# PUBLIC NOTICE

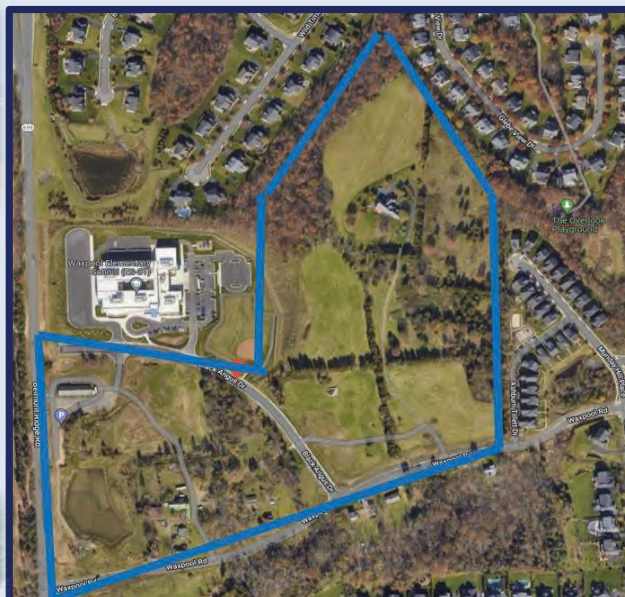
## TILLET'S VIEW

ZMAP-2022-0003



**Proposal to rezone  
50 acres at the  
intersection of Belmont  
Ridge Road & Waxpool  
Road from R-1 to  
R-8 & R-16:**

- **407 residential units at 8.2 dwelling units to the acre**
- **A mix of single-family detached, townhomes & stacked multi-family units**
- **11 acres of open space**
- **Consistent with Loudoun County's General Plan**
- **Independent community & HOA**  
*\*not annexed into Broadlands\**



This is an outreach effort from the Tillet's View development team to make our neighbors aware of a proposed rezoning application for a property adjacent to Broadlands. While this property shares some boundaries with Broadlands, Pulte Homes is not requesting this community be a part of the Broadlands HOA, but to be a standalone association, independent of Broadlands. The application is currently in the Loudoun County planning staff review and analysis stage.

**LOUDOUN COUNTY PLANNING COMMISSION PUBLIC HEARING IS SCHEDULED FOR JULY 25<sup>th</sup>**



If you have any questions, please contact  
Amanda Williams (awilliams@cooley.com)  
or Colleen Gillis (cgillis@cooley.com)



# 4th of July Fireworks Display

*Displays begin at dusk*

**JUNE 30, 2023**

**GREENS AT WILLOWSFORD, 41085 Willowsford Ln, Aldie**  
**SOUTH RIDING, 43237 Golf View Dr, Chantilly**  
**STERLING PARK GOLF, 333 South Sterling Blvd, Sterling**

**JULY 2, 2023**

**LANSDOWNE RESORT, 44050 Russell Branch Pkwy, Ashburn**

**JULY 3, 2023**

**LOUDOUN UNITED, 42095 Loudoun United Drive, Leesburg**  
**LOVETTSVILLE, 57 East Broad St, Lovettsville**  
**WATERFORD, 40266 Water Street, Waterford**

**JULY 4, 2023**

**FRANKLIN PARK, 17501 Franklin Park Dr, Purcellville**  
**IDA LEE LEESBURG, 60 Ida Lee Dr, Leesburg**  
**MIDDLEBURG, 500 North Pendleton St, Middleburg**

**JULY 5, 2023**

**ASHBURN VILLAGE, 44078 Cheltenham Circle, Ashburn**



*Happy Independence Day!*


# BROADLANDS

## 2023 Pool Hours

Pool Season is May 27<sup>th</sup> - Sep 4<sup>th</sup>

 <b>SOUTHERN WALK POOL (SW)</b> 43081 Village Drive   571-223-1331		
During School	weekdays (M-F)	4:00pm – 8:00pm
	weekends (S-S)	12:00pm – 8:00pm
Summer Hours	daily	12:00pm – 8:00pm

 <b>COMMUNITY POOL (CC)</b> 43008 Waxpool Road   703-724-7830		
During School	weekends/holidays only	11:00am – 8:00pm
Summer Hours	daily	11:00am – 8:00pm
Lap Swim	weekdays (summer M-F)	5:00am – 8:00am

 <b>SUMMERBROOKE POOL (SB)</b> 21580 Demott Drive   703-724-9818		
All Season Long	daily	10:00am – 8:00pm

SPECIAL EVENTS			
<i>May affect normal pool hours.</i>			
Float Night	Thu, Jun 15	SW – Closing extended	5:00 pm – 9:00 pm
Float Night	Thu, Jun 29	SW – Closing extended	5:00 pm – 9:00 pm
Float Night	Thu, Jul 6	SW – Closing extended	5:00 pm – 9:00 pm
Float Night	Thu, Jul 20	SW – Closing extended	5:00 pm – 9:00 pm
Middle School Pool Party	Sat, Aug 19	SW – Pool closes at 6:00	6:00 pm – 9:00 pm
Pooch Pool Party Dog Swim	Sat, Sep 9	SB	9:00 am – 1:00 pm



**HOSTING A BIRTHDAY PARTY?** Members are required to notify the HOA prior to having a gathering at one of our pools and complete a Pool Party Request Form. Please contact Julie at [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com) or 703-520-9904. Pools/decks are NOT reservable, and admittance is on a first come, first served basis and subject to occupancy availability. Pool Management has the discretion to restrict guest access.



# BROADLANDS POOLS REGISTRATION

*Pool season runs May 27<sup>th</sup> – September 4<sup>th</sup>!*



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.



scan to register

**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 [broadlandshoa.org/pool](https://broadlandshoa.org/pool).
- Nannies/Long-Term guests, select “Other-xxx” as applicable. Must **pay first** at [broadlandshoa.org/pool](https://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](mailto: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 [broadlandshoa.org/pool](https://broadlandshoa.org/pool). Visits do not roll over to the next season. Only two (2) guests per member 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 [broadlandshoa.org/tenant-information](https://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](https://broadlandshoa.org/pool-information).

**HOURS, RULES & CLOSINGS:** Please visit [broadlandshoa.org/pool](https://broadlandshoa.org/pool) for information.

Questions? Email [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com) or 703-729-9704 press 4

Broadlands Association, Inc., 21907 Claiborne Parkway, Broadlands, VA 20148

# Keep Your Cool in Hot Weather!

**Learn about heat-related illness and how to stay cool and safe in hot weather**

**Sourced From: CDC - Centers for Disease Control and Prevention**

*High temperatures kill hundreds of people every year. Heat-related deaths and illness are preventable, yet more than 700 people die from extreme heat every year in the United States.*

Take measures to stay cool, stay hydrated, and stay informed. Getting too hot can make you sick. You can become ill from the heat if your body can't compensate for it and properly cool you off.

## **The main things affecting your body's ability to cool itself during extremely hot weather are:**

- High humidity. When the humidity is high, sweat won't evaporate as quickly. This keeps your body from releasing heat as fast as it may need to.
- Personal factors. Age, obesity, fever, dehydration, heart disease, mental illness, poor circulation, sunburn, and prescription drug and alcohol use all can play a role in whether a person can cool off enough in very hot weather.
- People aged 65 and older are at high risk for heat-related illnesses.

*Those who are at highest risk include people 65 and older, children younger than two, and people with chronic diseases or mental illness.*

## **Closely monitor people who depend on you for their care and ask these questions:**

- Are they drinking enough water?
- Do they have access to air conditioning?
- Do they need help keeping cool?

## **People at greatest risk for heat-related illness can take the following protective actions to prevent illness or death:**

- Stay in air-conditioned buildings as much as you can. Air-conditioning is the number one way to protect yourself against heat-related illness and death. If your home is not air-conditioned, reduce your risk for heat-related illness by spending time in public facilities that are air-conditioned and using air conditioning in vehicles. Contact your local health department or locate an air-conditioned shelter in your area.
- Do not rely on a fan as your main cooling device during an extreme heat event.
- Drink more water than usual and don't wait until you're thirsty to drink.
- Check on a friend or neighbor and have someone do the same for you.
- Limit use of the stove and oven—it will make you and your house hotter.

## **Even young and healthy people can get sick from the heat if they participate in strenuous physical activities during hot weather:**

- Limit your outdoor activity, especially midday when the sun is hottest.
- Pace your activity. Start activities slowly and pick up the pace gradually.
- Drink more water than usual and don't wait until you're thirsty to drink more. Muscle cramping may be an early sign of heat-related illness.
- Wear loose, lightweight, light-colored clothing.

## **If you play a sport that practices during hot weather, protect yourself and look out for your teammates:**

- Schedule workouts and practices earlier or later in the day when the temperature is cooler.
- Monitor a teammate's condition and have someone do the same for you.
- Seek medical care right away if you or a teammate has symptoms of heat-related illness.
- Learn more about how to protect young athletes from heat-related illness by taking this CDC course, [cdc.gov](https://www.cdc.gov)

## **Everyone should take these steps to prevent heat-related illnesses, injuries, and death during hot weather:**

- Stay in an air-conditioned indoor location as much as you can.
- Drink plenty of fluids even if you don't feel thirsty.
- Schedule outdoor activities carefully.
  - Wear loose, lightweight, light-colored clothing and sunscreen.
  - Pace yourself.
- Take cool showers or baths to cool down.
- Check on a friend or neighbor and have someone do the same for you.
- Never leave children or pets in cars.
- Check the local news for health and safety updates.





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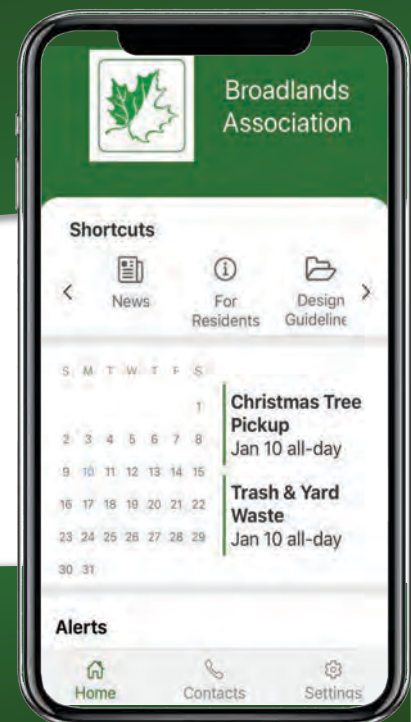
## Official App for Broadlands Association, Inc.

**BROADLANDS MOBILE APP**  
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- ✓ Easy Access to Community Calendar, Resident Information, Design Guidelines, HOA Contacts & Website Posts
- ✓ Receive Real-Time Alerts for HOA News & Events
- ✓ Sign Up for the Broadlands Blast via the App

To download the app, go to the Apple App Store or Google Play Store on your mobile device and search for "Broadlands HOA." Or Scan QR Code...





# Van Metre Presents

## Free Summer Concert Series

### Hillside Park 🎵 43051 Waxpool Road

August 4th & September 1st - 5:30-9:00pm 🌟 October 6th - 5:30-8:00pm

# Broadlands live!



2023  
LINE UP

#### AUGUST 4th

5:30 - Bach to Rock

6:45 - Hijynx

Top 40's/rock fun party band featuring today's popular dance and rock music, mixed with some hits from past decades.

#### SEPTEMBER 1st

5:30 - Bach to Rock

6:45 - Scott Kurt & Memphis 59

A unique brand of country music blended with old school outlaw grit with elements of guitar-driven rock.

#### OCTOBER 6th

5:30 - The Reflex

They'll rewind the clock and take you "back in time" by recreating the sounds, looks, and intensity of the best songs of the 80's.

**BROADLANDS LIVE!** offers the enjoyment of listening to cool tunes in our very own natural amphitheater. Bring your dancing shoes and enjoy the awesome vibes of all the performers! Your own personal picnic is

welcome or let our food truck vendors make your evening that much easier with a no stress night of fun. Don't forget your blankets & folding chairs! In addition, there will be face painters and balloon animals from 5:30-8:00pm.

PRESENTING SPONSOR

# Van Metre

SILVER SPONSORS



BYOB, but no glass premitted. Alcohol must be consumed in the beer garden.  
Must be 21 years of age to consume alcohol - 100% ID check

This event is for Broadlands residents and their guests.

**NO PETS ALLOWED | NO SOLICITING**  
Find us on Facebook, Instagram and [Broadlandslive.com](https://www.broadlandslive.com)

ENTERTAINMENT SPONSORS:





# Nurturing Soft Skills: A Guide for Today's Teenagers

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

In our ever-evolving world, the emphasis on soft skills is increasing in all spheres of life. These personal attributes, which enable individuals to interact effectively, productively and harmoniously with others, are as valuable as technical skills -- for teenagers especially, soft skills lay the foundation for future success.

To understand how well developed your teen's soft skills are, ponder these questions. How well does your teen handle social situations? Is he or she polite and well-mannered? Does he or she treat others with respect? Is your teen an effective communicator? Is he or she a team player? How comfortable is your teen with being in a leadership role? Is your teen good natured, creative, adaptable and confident? Does your teen have integrity, and does he or she show interest in others?

If you answered yes to most of the above questions, your teen is likely developing adequate soft skills. If, however, you are less certain of your teen's soft skills, learning more about the following skills and tips may be helpful.

**Patience** is the ability to tolerate delay or difficulty without frustration. For example, a teenager learning to play a musical instrument might struggle initially. Instead of giving up, the teen who demonstrates patience will persist, understanding that mastery takes time. To cultivate patience, teenagers can practice mindfulness, engage in activities that require sustained effort, and learn to reframe challenges as opportunities for growth.

**Teamwork** involves working together to achieve a common goal. For instance, a group project at school requires students to divide tasks, cooperate, and communicate effectively. This fosters mutual respect, a consideration for other ideas and perspectives and a sense of belonging. Joining clubs, participating in team sports, or volunteering for community projects are excellent ways for teens to enhance their teamwork skills.

**Effective Communication** includes expressing oneself clearly, listening attentively, and interpreting non-verbal cues correctly. A teenager who can articulate their thoughts during a class presentation, listen to a friend's concerns empathetically, or perceive a teacher's non-verbal cues during a lecture, showcases effective communication. Public speaking, working, debating, and role-playing activities can help teens improve these skills.

**Time Management** refers to the efficient use of one's time. For example, a teenager balancing schoolwork, a part-time job, and extracurricular activities demonstrates effective time management. Teens can enhance these skills by setting clear goals, prioritizing tasks, and minimizing distractions.

**Problem-Solving** entails identifying an issue and devising an effective solution. For example, a teenager who notices a rise in bullying at school and initiates an awareness campaign shows problem-solving skills. Teens can enhance these abilities by adopting a proactive mindset, seeking diverse perspectives, and practicing reflection.

**Leadership** involves guiding and influencing others positively. For instance, a teenager who captains a sports team, leads a study group, or mentors a younger student exemplifies leadership. Leadership roles in school clubs, community service, and learning from inspiring role models can help nurture these skills.

**Critical Thinking** is the ability to analyze information objectively to make informed judgments. For example, a teenager who evaluates multiple sources of information for a

research paper displays critical thinking. Encouraging curiosity, promoting diverse viewpoints, and engaging in problem-based learning can foster critical thinking skills.

**Organization** involves maintaining order and efficiency in one's tasks and environments. For instance, a teenager who keeps a clean study space and systematically plans their study schedule shows organization skills. Keeping spaces tidy, maintaining a personal planner, and chunking large tasks into manageable pieces can help teens enhance their organizational skills.

**Decision Making** refers to selecting the best course of action from several alternatives. A teenager choosing to spend time studying for an important test instead of going to a party is demonstrating decision-making skills. Weighing pros and cons, seeking advice from trusted individuals, and reflecting on past experiences can help improve these skills.

**Adaptability** is the ability to adjust to changing conditions. A teenager who moves to a new city and manages to adjust to the new environment exhibits adaptability. Encouraging an open mindset, teaching stress management techniques, and providing diverse experiences can help foster adaptability.

**Creativity** goes beyond artistic expression—it's about innovative thinking and problem-solving. For instance, a teenager who devises an original science project or writes a unique short story showcases creativity. Brainstorming sessions, arts and crafts, and open-ended projects can help nurture creativity in teens.

**Integrity** means being honest and adhering to ethical principles consistently. A teenager who admits to a mistake instead of blaming others or who stands up against cheating in an examination demonstrates integrity. Parents, educators, and role models can instill integrity in teenagers through their actions and conversations, setting a positive example.

**Manner's Matter.** From "please" and "thank you," to opening the door for someone and greeting people respectfully; being polite, courteous and considerate of others will pay back in dividends for your teenager later in life. Using proper table manners when eating, asking permission, maintaining good eye contact when having a conversation, avoiding your phone when talking to someone, waiting your turn, apologizing when you have done something wrong and practicing good hygiene are some things parents can reinforce in the home for their teens. The Golden Rule: treat others the way you want to be treated, is a very helpful rule to follow in life.

In conclusion, soft skills equip teenagers with the necessary tools to navigate the complexities of life effectively. As we prepare our youth for the future, let us remember that these skills are as crucial as academic knowledge. The nurturing of these soft skills in teenagers paves the way for their personal growth, societal contribution, and professional success. Let us commit ourselves to foster these skills in our children and teens, and in doing so, ensure a promising future for our younger generations.

Above all, it's vital to remember that soft skills, like all other skills, require time and practice to develop. Teenagers should be encouraged to grow at their own pace, learning from their experiences, both successful and otherwise, and continually striving for personal improvement.



# 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 at 6:30pm, virtually on Tuesday, July 18th.* For more information and the zoom link, email Crystal Boswell at [events@broadlandshoa.com](mailto:events@broadlandshoa.com).

## BROADLANDS LIVE! COMMITTEE

*The next meeting is at 11:00am at the Clubhouse on Tuesday, July 11th.* The concerts will be on August 4th, September 1st and October 6th this year. The committee 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 help out at these fun concerts.

## CUB SCOUTS & SCOUTS - BSA

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

## GIRL SCOUTS

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

## GRIEFSHARE SEMINAR/SUPPORT GROUP

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

## MOMS CLUB OF ASHBURN

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

## MOMS IN PRAYER – BRIAR WOODS

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

## MUSIC ON THE HEIGHTS

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

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

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





# Back to School Middle School Pool Party!

**Saturday, August 12, 2023**  
**6:30pm – 9:00pm**

## **Southern Walk Pool**

**Enjoy music, swimming, games, pizza, desserts and more!**

**All rising 2023-2024, 6th, 7th and 8th grade Broadlands Residents are welcome!**

Middle Schoolers can only attend with a completed emergency contact form:  
<https://firstserviceresidential.myeventscenter.com/broadlands>

Forms are also available upon check-in

**Volunteers are needed to make this event a success! To help, please sign-up at:**

<https://www.signupgenius.com/go/10C0C45AF-A82CA7FDO-middle>

**Only middle schoolers and volunteer chaperones are permitted**

**The HOA is not responsible for kids who leave the party premises**



## AVFRD News

*Thanks to all our supporters for helping us win Best Non-Profit in Best of Loudoun and Best Fire Station in Best of Ashburn.*

**Pancake Breakfast** on July 9th, 8:00am-12:00(noon)  
Come and join us for good food, good times and no cooking. Tickets available On line or at the door. There will be station tours to see firetrucks.

**Volunteering** - come be part of our community. Next meeting is on July 25th, 7:00pm at Station 6, 20688 Ashburn Road.

**Save the Date for the Open House on October 14th. Rain date is October 15th**

For AVFRD events, updates and info visit [ashburnfirerescue.org](http://ashburnfirerescue.org)

## Brambleton Library Events

### Brambleton Bake Off: Pie Edition

**Location:** Brambleton Library

**Date/Time:** Ongoing to Wednesday, July 5

**Age Group:** Adults

**Description:** Brambleton Library is collaborating with famous professional baker Lauren Ko and local bakery Mom's Apple Pie Co. to bring you a pie decorating competition! Submit a photo of your pie masterpiece and have a chance to win a baking-themed prize, including a copy of Lauren's book, Pieometry, and a gift card from Mom's Apple Pie Co. Find out more at [library.loudoun.gov/calendar](http://library.loudoun.gov/calendar)

### Crafter's Choice Book Club

**Location:** Meeting Room B

**Date/Time:** Monday, July 10 at 6:30pm

**Age Group:** Adults

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

### Common Threads

**Location:** Meeting Room B

**Date/Time:** Tuesday, July 11 at 7:00pm

**Age Group:** Adults

**Description:** Bring your knitting, crochet, or stitching project for an evening of crafting and conversation. Get pointers from the group and find inspiration in our crafting books. All skill levels welcome. Find out more at [library.loudoun.gov/calendar](http://library.loudoun.gov/calendar)

### Mastering Time Management

**Location:** Meeting Room A

**Date/Time:** Monday, July 17 at 6:30 pm

**Age Group:** Adults

**Description:** Career coach Keri Browne explains why time management doesn't have to be so difficult and provides multiple techniques for you to get more things done with less stress and effort. Keri is founder and CEO of The Excellence Network, an IT career coaching business. Find out more at [library.loudoun.gov/calendar](http://library.loudoun.gov/calendar)

## In Case You Need a Hand . . .

### NON-EMERGENCY

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

### BROADLANDS COMMUNITY

Mailbox (Main Street Mailboxes) .....	1-571-379-8454
---------------------------------------	----------------

#### Snow Removal:

VDOT Streets .....	703-383-8368
HOA Streets .....	703-729-9704
Towing (Battlefield Towing) .....	703-378-0059
Trash Pickup (Patriot Disposal) .....	1-703-257-7100

#### Southern Walk HOA – Verizon FiOs Gigabit Internet Contract:

Billing – Laura Marshall, FirstService Residential, <a href="mailto:laura.marshall@fsresidential.com">laura.marshall@fsresidential.com</a> .....	571-234-5475
Verizon Activation (SWHOA Only) .....	1-800-501-1172
Verizon FiOS Bulk Technical Support 24x7.....	1-888-553-1555
SWHOA FiOS Contract General Information .....	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



## 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

### ASHBURN ELECTRIC:

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

### 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.

### 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.

## LAWN CARE SERVICES:

Silver Lawn Care LLC: Expert lawn mowing, trimming, and yard work services. Contact us silverlawncare01@gmail.com or call 401-286-1387 for a free quote. Satisfaction guaranteed.

## 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.

### ESTATE PLANNING: WILLS AND TRUST

Estate planning services, including a free 30-minute consultation to discuss your needs. Everything from basic wills & power of attorney to more advanced living trust. Contact Anita Paka at anita.paka@gmail.com or (703) 855-8137 or adplawoffice.com.

### MARY KAY:

Get wise to age-fighting. Think fine lines should be quoted – not appear on your face? A simple and effective daily program with TimeWise® skin care can help reduce the appearance of fine lines and wrinkles. So skin looks firmer. And feels soft. In 30 days, see a young-looking you! Contact me to experience TimeWise® for yourself. For information, contact Deborah at marykay.com/dleben or DeborahLebenMK@gmail.com or 703-217-4583 or Facebook, facebook.com/groups/DazzlingDiamondsYes.

## REAL ESTATE

### PRIVATE OFFICES FOR RENT:

Broadlands/Ashburn/Herndon. One Page Lease. Month-to-Month or Longer. \$350 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. TEMPORARY LOCATION:

43360 Rickenbacker Square, Broadlands, Virginia 20147

Main: 703-729-9704

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

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

### HOA Office Hours:

HOA staff is generally available via phone or email from 9:00am to 5:00pm, Monday-Friday, appointments recommended.

## ASSESSMENT INFORMATION OFFICE

### FirstService Residential: Payments and Resale Docs

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

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

### Mail Payments To:

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

## BROADLANDS ASSOCIATION STAFF & CONTRACTORS

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

### Covenants Manager:

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

### Covenants Inspector:

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

### Modifications and Resale Manager:

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

### Modifications Assistant & Pool Registrar:

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

### Director of Resident Services:

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

### Newsletter Editor:

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

### Aquatics Director and Community Outreach Coordinator:

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

### Events Manager:

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

### Receptionist & Community Center Rentals:

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

Andre Deazle ♦ 646-729-5973

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)

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

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

**Technology:** Dawne Holz ♦ [deholz@icloud.com](mailto:deholz@icloud.com)

**Tennis:** [BroadlandsTennis@gmail.com](mailto:BroadlandsTennis@gmail.com)



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# BROADLANDS

## Newsletter Advertising Rates and Sizes

### COLOR DISPLAY ADS

Size & Location • Rates are per issue

All ads will be full color (if provided in color)

#### INSIDE PLACEMENTS:

	PRICE Month to Month	PRICE 6+ Months Prepaid Discount	PRICE 12+ Months Prepaid Discount
• Eighth Page (3.75" wide x 2.41" tall).....	\$125	\$100	\$75
• Quarter Page (3.75" wide x 5.00" tall) .....	\$225	\$215	\$200
• Half Page.....	\$430	\$400	\$375
Horizontal: 7.66" wide x 5.00" tall Vertical: 3.75" wide x 10.16" tall			
• Full Page.....	\$1000	\$900	\$850
7.66" wide x 10.16" tall			

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

• Quarter Page (3.75" wide x 5.00" tall) .....	\$250	\$225	\$210
• Half Page.....	\$450	\$425	\$400
Horizontal: 7.66" wide x 5.00" tall Vertical: 3.75" wide x 10.16" tall			
• Full Page.....	\$1050	\$950	\$900
7.66" wide x 10.16" tall			

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

• Quarter Page Horizontal Banner.....	\$275	\$250	\$240
7.66" wide x 2.75" tall			
• Quarter Page (3.75" wide x 5.00" tall) .....	\$275	\$250	\$240
• Half Page.....	\$475	\$455	\$435
Horizontal: 7.66" wide x 5.00" tall			
• Full Page.....	\$1050	\$950	\$900
7.66" wide x 7.50" tall or 8.50" wide x 8.25" tall			

### SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

- For inquiries, please contact Jeff Walter via email at [jwalter@e-gcg.com](mailto:jwalter@e-gcg.com) or 703-818-2700. You may also visit [broadlandshoa.org/newsletter](http://broadlandshoa.org/newsletter)
- Email camera ready ad in PDF format to [jwalter@e-gcg.com](mailto:jwalter@e-gcg.com).  
Ad must be in the specs shown above.
- Make payment on our website by clicking on the Buy Now button to use a credit card or your Paypal account. Checks should be made payable and mailed to Broadlands Association, Inc.
- Ad, Payment and Insertion Order Form are DUE by the 1st of the month prior to the month of publication to guarantee insertion. Example: Total submission requirements due January 1st for placement in February's issue.
- **Newsletter is printed in full color.** Rates shown are monthly.  
No cancellations after the initial deadline are permitted.





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# BROADLANDS

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

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