

AUGUST 2023

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Official Newsletter of the Broadlands Homeowners Association



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Board of Directors Upcoming Virtual Meeting Tuesday, August 8th - 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 - July 11th Meeting Highlights

- Approved the minutes of June 13th, 2023 meeting, as amended
- Approved revisions for an Eagle Scout project for trail signage
- Approved execution of a letter requesting funding for invasive plant removal from the Loudoun County Board of Supervisors pending alignment with the language of House Bill 2096
- Held eight 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.

AUGUST

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 National Night Out 6:00pm - SW	2 National Coloring Book Day Modification Subcommittee Meeting 7:00pm - Virtual	3 National Watermelon Day	4 Broadlands Live 5:30pm - HP	5
6 Friendship Day	7 Purple Heart Day Town Hall Meeting 6:00pm - CC	8 International Cat Day HOA Board Meeting 6:00pm - Virtual	9 Book Lovers Day Modification Subcommittee Submissions Due 12:00pm - NC	10 Newsletter submissions due - 12:00pm	11	12 International Youth Day Middle School Back to School Pool Party 6:30pm - SW
13	14 World Lizard Day	15 National Relaxation Day Events Committee Meeting 6:30pm - Virtual	16 National Roller Coaster Day Modification Subcommittee Meeting 7:00pm - Virtual	17 National Non-Profit Day	18	19 World Humanitarian Day
20 National Radio Day	21	22 National Tooth Fairy Day	23	24 LCPS First Day of School Ukraine Independence Day	25	26 National Dog Day Womens' Equality Day
27	28 Southern Walk HOA Meeting 7:00pm - Virtual	29	30 National Beach Day Modification Subcommittee Submissions Due 12:00pm - NC	31		

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

Communication is Key

We at the HOA office have been making a concerted effort to increase two-way communication with our residents. The primary way to reach the masses is in writing and we have been utilizing multiple forms of communication for many years now. We hope that by employing a variety of forms of communication, we can reach as many people as possible and hit their preferred communication style. These forms of communication include mailed newsletters, violation letters, and account statements, email blasts, website posts, forum posts, push notifications on our app, social media posts, marquee message board posts, signacades in the roadway medians, and even hand delivered letters and door hangers when necessary. While we also engage via telephone, most of our outgoing communications are in writing.

Since most of the world has email at this point, email is the primary form of communication we can rely on. It is fast and allows us to track communication to and from the recipient in writing, though we also reach out via phone at times. We look for contact information in a number of places: FSRConnect, pool and fitness applications, modification applications, community center rental forms, absentee owner statements, annual meeting logins, or other methods owner information is collected. However, we are still missing contact information for some owners.

To ensure your contact information is up to date in FSRConnect, please access your account online at broadlands.connectresident.com. If you do not have an account set up, you can create one on this website. This portal is our official owner database and is managed by FirstService Residential. You can access your account to ensure that your payments are being made on time and for the correct amount. Many times, we see accounts where an owner has not updated their payment amount from one year to another as the assessments change, and a small balance will accumulate every month until finally the balance grows large enough to trigger a late notice and the associated fees are automatically charged. If this happens, please reach out to me and I will gladly review your account and make adjustments to these charges as appropriate provided the outstanding assessments are paid in full.

To ensure your contact information is up to date in FSRConnect, please access your account online at broadlands.connectresident.com. If you do not have an account set up, you can create one on this website. This portal is our official owner database and is managed by FirstService Residential.

You can head this off proactively by logging into your account on FSRConnect to ensure your account is up to date. You can also check your account online using ClickPay.com, the third-party payment processing center that FirstService utilizes to process payments for assessments. You can log into ClickPay, go to **Pay Now**, and check your balance under **Balance Due** or **Amount Due**. You can set up one time or recurring payments this way. We encourage owners to set up monthly direct debit and to select the option to pay the monthly balance in full. This will automatically adjust payments if the assessment changes from year to year.

Financial hardship isn't something most people want to talk about, and we at the HOA completely understand. However, often when there is a delinquency or a violation, we don't receive any correspondence from the owner until the account has been turned over to collections. Be it about a violation, an invoice, or anything else, we would like to work with you before the account is turned over to collections. This helps us all avoid

additional expenses. If you receive a violation notice or a delinquency notice and you are unable to resolve the violation or pay the assessments due to financial hardship, please reach out to discuss options. We may be able to defer violation charges or work out a payment plan to avoid additional late penalties. If we don't hear from you, we cannot help you. So please, help us help you.

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 703-520-9902. 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.* 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 703-520-9902 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
July 26th	August 2nd
August 9th	August 16th
August 30th	September 6th
September 13th	September 20th
September 27th	October 4th

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 your resale inspection results, please contact Modifications and Resale Manager Robin Crews at 703-520-9902 or rcrews@broadlandshoa.com.



Broadlands Town Hall Meeting With Supervisor Glass

All residents are invited to attend a town hall meeting with Supervisor Sylvia Glass on Monday, August 7th at 6:00pm at the Community Center, 43004 Waxpool Road.

Various topics to be discussed are:

- Speeding, loud cars,
- Vehicle break ins/catalytic converter theft,
- Belmont Ridge Road widening project,
- Croson Lane widening,

Please email Sylvia.Glass@loudoun.gov if you have questions or if you would like to add additional topics to discuss at this meeting.

Long Course Lap Lanes

Attention all lap swimmers - residents will have an opportunity to enjoy **LONG COURSE/50 Meters** lap swimming during the remaining weeks of the season!

Beginning Monday, August 7th, lap swimming, traditionally held at the Community Center Pool Monday through Friday, 5:00am – 8:00am, will shift to the Southern Walk pool for the remainder of the 2023 swim season.

The lap swim schedule for the remainder of the season is as follows:

Currently through Friday, August 4th – at Community Center Pool, 5:00am – 8:00am

Monday, August 7th through Wednesday, August 23rd – at Southern Walk Pool, 5:00am – 8:00am

Lap swimming is Monday through Friday only

First Day of School Photos

Got some great pics of your kids on their first day of school?

Send them in for publication in Our Neck of the Woods, Broadlands HOA's official newsletter. *Please email photos to newsletter@broadlandshoa.com by close of business, 5:00pm, Friday, September 8th.*



We look forward to seeing all our young residents' photos!

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.

Trash Totes/Cans Notice:

- *If trash totes/cans are stored in public view outside of these times, you may receive violation notices and, if it continues, you may be called to a Hearing before the Board of Directors.*

SWHOA August News

August 28th, 2023 (virtual)

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 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 July Meeting Highlights

- Reviewed updates from the Future SWHOA Committees
- Future SWHOA Survey
- Reviewed monthly financials and delinquencies
- Annual Review - Escheatment
- 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

August Covenants Corner

We at the Covenants Department hope everyone is enjoying the dog days of summer. We wanted to address a few issues that have been noted throughout the community as well as provide some guidance regarding landscaping as requested by residents.

Illegally parked vehicles have been spotted by residents within the community. We are aware of the issue and strive to stay on top of the matter but cannot spot every vehicle on the property every time one is parked illegally. Please notify us if you observe a vehicle parked in a fire lane, parked within fifteen feet of a fire hydrant, double parked, parked on grass, or parked in a way to block access to the sidewalk. Please note that our primary oversight is on HOA owned private roads. If the vehicle is parked in a VDOT street, then it would be best to notify the sheriff's department non-emergency dispatch as our options are limited in dealing with vehicles parked on public roadways.

Another common violation is trash and/or recycling bins being left out in public view after trash pickup days. Please note that receptacles should be placed at the curb for pickup no earlier than 6:00PM the evening before pickup and are to be stored out of public view by 9:00AM the day after trash pickup day. At times it is difficult to determine which property a bin belongs to. Since the trash collection company may have moved bins out of their normal location during pickup, there is always a chance that a bin may be cited for the wrong property. If this is the case, we apologize for the error. Please simply notify us and send us a photo of your receptacle's number so we may note this to avoid future confusion. Marking your bins with your address number may prove beneficial in helping prevent any confusion as well.

We also wish to remind residents that most exterior modifications require an application be submitted and approved by the Modifications Subcommittee before any changes or additions are made. This includes but is not limited to color changes, staining of deck and/or fence, hardscaping, sheds, and any other additions to the property. Please refer to the Design Guidelines section of the Broadlands HOA website, www.broadlandshoa.org/for-residents/design-guidelines/.

Lastly, we wish to provide you with some general landscaping tips as well as suggestions for those struggling to get grass and other plants to grow. There are several ways to keep your yard looking pristine. There may be a deficiency in the fertility of the soil. Virginia red clay, dirt, and rocks are not particularly prime soils for plants to thrive. You might try digging up your topsoil (3-4 inches deep) and adding compost, nutrients and/or additional topsoil to the soil. Mix the compost, nutrients and/or additional soil so that everything becomes integrated. Next, add grass seed or sod and make sure they are appropriately watered. Please note that it may be best to lightly till the soil before adding seeds; this can be done by using a hard rake on the soil to help loosen it up and break up any debris so the seeds have better odds of establishing themselves.

Covenants continued on page 11

Make Sure You're In Town For...

National Night

Tuesday, August 1, 6:00pm-8:00pm at the Southern Walk Pool

Broadlands Live

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

Middle School Party

Saturday, August 12, 6:30pm-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

Community 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

3rd-5th Graders Halloween Party

Friday, October 27, 6:00pm-8:00pm at Community Center

Halloween Parade

Sunday, October 29, 3:00pm-4:30pm at Hillside Park

Winter Wonderland

Friday, December 1, 5:00pm-8:00pm at Nature Center Parking Lot

Holiday Market

Saturday, December 2, 11:00am-3:00pm at Nature Center Parking Lot

Holiday Ornament Painting

Saturday, December 16, 1:00pm-3:00pm at Community Center

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. *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.

Annual Holiday Market

We are seeking vendors to vend at Broadlands 6th Annual Holiday Market. The market will take place on Saturday, December 2, 2023. We are looking for crafters and vendors to showcase their wares. Do you make art, knit, paint, bake, bead, woodwork, or have another unique hobby with products that people want? Then we want you! The market is scheduled from 11:00am-3:00pm in the Nature Center parking lot.

Register at <https://firstserviceresidential.myeventscenter.com/broadlands>. Registration opens on September 1st. Please email our Events Manager, Crystal Boswell at events@broadlandshoa.com with any questions.



Scoop the Poop...

Residents frequently express concern that not every pet owner is taking the time to pick up their pet's waste in the neighborhood. Please ensure that your family members realize how important it is to be a responsible pet owner:

Pet poop is not organic, especially in the quantities that are generated by pets. It harms the environment and threatens public health.

Forgot your waste bag? No worries! The Broadlands HOA has over 80 mutt mitt stations to offer residents. Don't want to carry it with you? No problem, most of our mutt mitt stations have trash cans attached. **Please be a good neighbor and do not dispose of pet waste in your neighbors' trash cans during your walks.**

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

It's the law! Is it a violation of the Association Declaration, Article 8, Section 8.2(q) to not pick up your pet's waste, it is also a county ordinance violation. Please reference Loudoun County Ordinance, Chapter 612.19, Section a (9) Dog waste.

BROADLANDS
COMMUNITY OUTREACH



Join us for a night of fun as we build partnerships between neighbors and law enforcement to promote a safer community for everyone.

TUESDAY, AUGUST 1
6:00 PM - 8:00 PM
SOUTHERN WALK POOL
Parking will be limited. Please walk or bike, or
park along Village Dr

Police Resources &
Vehicles on Display



Games & DJ



Food Vendors



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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Covenants continued from page 8

Another option, but requires approval, would be to reduce turf by replacing it with hardscaping such as decorative stones or pavers. It would be best to remove the topsoil before adding decorative rocks or pavers to minimize the odds of weeds or grass growing through your hardscaping. One could also get rid of the grass and create a large mulch bed which you could then fill with plants to add color and vibrance to your yard. There are many ways to beautify your yards with a little elbow grease and some creativity.

When dealing with unwanted weeds growing in your garden/mulch beds and/or gravel/stone lots, it is important to know that you should avoid using weedkiller in areas near trees and other plants that you wish to keep healthy. Weedkillers are often non-selective herbicides and can potentially harm your trees and other plants if you were to spray too close to them. In those cases, it would be best to pull the weeds out by the roots to better prevent them from growing back. If weeds are growing in your beds or stone/gravel lots away from any plants, then using weedkiller would be acceptable. Please note that excessive use of the weedkiller can lead to runoff that may harm plants on your property and/or neighboring properties, so please be mindful when using weedkiller.

Broadlands is our little slice of heaven.

Suzan Rodano, Covenants Manager



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COACHING

Anyone looking to gain self-awareness through a Maxwell DISC Report?

- Helping individuals gain self-awareness and understand their strengths, communication style, and ideal environment.
- It can also provide insights into leadership style, communication, and potential career matches for students and those in career transitions.
- The program works through an individual's values and an action plan to help them find the right career.



← BOOK A CALL



deborahleben.com

Back to School Safety Checklist

Sourced from The National Safety Council, www.nsc.org

As summer draws to a close and children start heading back to school, family life can get pretty hectic. It's important to remember – and share with your children – some key tips that will help keep them safe and healthy throughout the school year. Whether children walk, ride their bicycle or take the bus to school, it is extremely important that they take proper safety precautions.

Here are some tips to make sure your child safely travels to school:

Walkers

Review your family's walking safety rules and practice walking to school with your child.

- Walk on the sidewalk, if one is available; when on a street with no sidewalk, walk facing the traffic
- Before you cross the street, stop and look left, right and left again to see if cars are coming
- Make eye contact with drivers before crossing and always cross streets at crosswalks or intersections
- Stay alert and avoid distracted walking

Bike Riders

Teach your child the rules of the road and practice riding the bike route to school with your child.

- Ride on the right side of the road, with traffic, and in a single file
- Come to a complete stop before crossing the street; walk bikes across the street
- Stay alert and avoid distracted riding
- Make sure your child always wears a properly fitted helmet and bright clothing

Bus Riders

Teach your children school bus safety rules and practice with them.

- Go to the bus stop with your child to teach them the proper way to get on and off the bus
- Teach your children to stand 6 feet (or three giant steps) away from the curb
- If your child must cross the street in front of the bus, teach him, her or they to walk on the side of the road until they are 10 feet ahead of the bus; your child and the bus driver should always be able to see each other
- Get the facts on bus safety from Injury Facts, www.nsc.org

Driving Your Child to School

Stay alert and avoid distracted driving.

- Obey school zone speed limits and follow your school's drop-off procedure
- Make eye contact with children who are crossing the street
- Never pass a bus loading or unloading children



- The area 10 feet around a school bus is the most dangerous for children; stop far enough back to allow them to safely enter and exit the bus

Teen Drivers

Car crashes are the No. 1 cause of death for teens. Fortunately, there is something we can do.

- Teens crash because they are inexperienced; practice with new drivers every week, before and after they get their license
- Set a good example; drive the way you want your teen to drive
- Sign the New Driver Deal (more information can be found at www.nsc.org), an agreement that helps define expectations for parents and teens

School Safety Tips

Many School-related injuries are completely preventable. Follow these steps to ensure your child's safety at school.

Backpacks

Choose a backpack for your child carefully; it should have ergonomically designed features to enhance safety and comfort.

- Ask your children to use both straps when wearing their backpack to evenly distribute the weight on their shoulders
- Don't overstuff a backpack; it should weigh no more than 5% to 10% of your child's body weight
- Rolling backpacks should be used cautiously since they can create a trip hazard in crowded school hallways

Playgrounds and Sports

- To reduce strangulation hazards on playgrounds, have your child leave necklaces and jackets with drawstrings at home
- A few bumps and bruises can be expected when your child plays sports, but head injuries should never be ignored.

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



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

BYOB, but no glass permitted. 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

SILVER SPONSORS



ENTERTAINMENT SPONSORS:



BROADLANDS

2023 Pool Hours

Pool Season is May 27th - Sep 4th

SOUTHERN WALK POOL (SW) 43081 Village Drive | 571-223-1331

During School	weekdays (M-F) weekends (S-S)	4:00pm – 8:00pm 12:00pm – 8:00pm
Summertime	daily	12:00pm – 8:00pm
Lap Swim	weekdays (M-F) 8/7-8/23	5:00am – 8:00am



COMMUNITY POOL (CC) 43008 Waxpool Road | 703-724-7830

During School	weekends/holidays only	11:00am – 8:00pm
Summertime	daily	11:00am – 8:00pm
Lap Swim	weekdays (M-F) thru 8/4	5:00am – 8:00am



SUMMERBROOKE POOL (SB) 21580 Demott Drive | 703-724-9818

All Season Long	daily	10:00am – 8:00pm
-----------------	-------	------------------

SPECIAL EVENTS

May affect normal pool hours.

Middle School Pool Party	Sat, Aug 19	SW (closes at 6:00)	6:00 pm – 9:00 pm
Pooch Pool Party Dog Swim	Sat, Sep 9	SB	9:00 am – 12:00 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 for approval. Please contact Julie at 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 27th – September 4th!



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 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.
- Nannies/Long-Term guests, select “Other-xxx” as applicable. Must **pay first** at 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 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.

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 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

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

**Only middle schoolers and volunteer chaperones
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**The HOA is not responsible for
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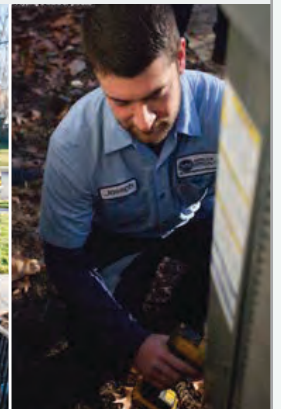
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Hot Asphalt - A Danger to Your Dog's Paws

Sources: **FOUR PAWS International** and **Wiggle Butt & Whiskers**

The high heat of summer can become extremely hazardous for your dog's paws. There is a simple test which you can do to check whether the pavement is too hot for your pet's paws by doing the "seven-second test." Simply touch the pavement with the back of your hand for seven seconds. If you can't hold out for the full seven seconds because the surface is too hot, then it's also too hot for your dog's paws.

When is it too hot for dog paws?

If the air outside is pleasantly warm, you may think there's no risk that your dog's paws will get burnt. But the ground can get much hotter than the surrounding air and absorbs heat fast. The table below compares the temperatures of the air and asphalt under similar conditions:

Air temp.	Concrete temp.	Asphalt temp.
80 °F	95 °F	125 °F
85 °F	105 °F	130 °F
90 °F	125 °F	140 °F
95 °F	140 °F	155 °F

What's more, some surfaces get hotter than others. A study by Frostburg University has shown that when concrete reaches a temperature of 105°F, under similar conditions brick can get as hot as 110 °F and asphalt 130 °F.

Symptoms of Burns

- The affected area is reddened and swollen (1st degree)
- Clear blisters are visible (2nd degree)
- The skin is charred (3rd degree)

First Aid For Burnt Paws

If your dog's paws get burnt, you must always consult a vet as soon as possible, but in the meantime you should cool down the affected paws. The following first-aid measures are recommended by vets:

1. Cool the affected paws under running water (the water should not be ice-cold).
2. Bandage each affected paw or, failing that, protect it with a clean sock.

Take special care if using ice on your dog's burnt paws: *improper handling of ice can cause tissue damage.*

How to Avoid Burns

- Do the "seven-second test" before walking your dog.
- Walk your dog on grass or in meadows.
- Walk your dog at times when the ground is cooler – early in the morning or late in the evening.
- Invest in a pair of dog booties (Wagwear, Petsmart, etc.) to protect your canine's paws.

101 Back-to-School Tips for Parents and Kids

Sourced from Care.com

From creating a homework caddy to nailing your after-school routine, these back-to-school tips will have you prepped for the school year.

As summer comes to an end and back-to-school season begins, it can be hard to get back into the rhythm of a regular schedule — for both kids and adults. The trick, of course, is to plan ahead. Start preparing everyone a few weeks early, and make sure you have a solid child care plan in place. If you're hiring a babysitter, nanny or tutor this year, consider bringing them on a little early to help get your child on track before the first day of school.

To help you with the transition, here are 101 back-to-school tips for parents you can use to ease kids back into school life while also managing your own stress. Read through the list and identify the strategies you think could help you and your family stay organized and on top of things. Then, test out different approaches as a family so you can figure out which ones work for you and which ones don't.

Mentally prepare for school

1. Set your kids' sleep schedules back to "school time" two weeks before the first day of school.
2. Use an egg timer to get your kids used to focusing for specific periods of time.
3. Encourage your kids to read at least one (or one more) book before the school year begins.
4. Discuss what your kids can expect on the first day of school so they feel more prepared.
5. Ask teachers for class rosters so you can connect your kids with new classmates.
6. Talk openly with your kids about their feelings about returning to school and be ready to answer any questions.

Put time and schedule management plans in place before the first day

7. Let kids choose a planner or scheduling tool they're excited to use.
8. Help your kids put together a rough outline of their school and activity schedules.
9. Create a family calendar or choose a calendar app that tracks everyone's activities and commitments.
10. Set up weekly meetings to review your kids' schedules for the week(s) ahead.
11. Set a time each week to sync up individual calendars with the family calendar.
12. Schedule blocks of time to check in with each child to see how things are going.

Make arrangements for before and after school hours

13. Hire a before- or after-school sitter to help care for your kids while you're at work.
14. Have a backup transportation plan in case your kids miss the bus.
15. Get your kids involved in programs they can do after school to keep them active.
16. Keep track of existing extracurricular activities to prevent overscheduling.
17. Refresh your rules about screen time for the school year. What's allowed and when?
18. Work out an after-school schedule that allows time for snack, relaxation, play and study.
19. Make a list of fun after-school activities and games to keep your kids entertained.
20. Create a regular pet care schedule that outlines who does what for each animal and when.

Set up a system for school lunches

21. Buy reusable bottles to increase water consumption during the day.
22. Discuss the different pros and cons of bringing versus buying school lunches.
23. If they choose to take lunch some or all days, let your kids be involved in creating and preparing their daily lunch menus.
24. Purchase lunchboxes or reusable bags to help save the environment.
25. Use a lunchbox packing list to help plan your grocery shopping in advance.
26. Buy bulk packaged snacks or bag up finger foods like grapes or carrots that can be easily added to lunches.
27. Make a week's worth of sandwiches on Sunday, wrap in tin foil and freeze. Thaw them the night before.
28. Organize lunch items in one part of the fridge for fast and easy lunch prep.
29. If they choose to buy lunch, get copies of school menus in advance to discuss lunch choices.
30. Pre-pay for school lunches online, if your school allows, or figure out a weekly allowance for buying school lunch.

Shop for school supplies and gear

31. Shop for school supplies and clothes early to avoid the rush.
32. Inventory your kids' wardrobes and toss/donate things they've outgrown.
33. Get the lists of school supplies, books and technology your kids will need.
34. Inventory last year's school supplies before going out to buy more.
35. Repurpose and relabel plastic tubs to organize all school supplies.
36. Create a list and budget for back-to-school shopping.
37. Include your kids in back-to-school shopping by letting them pick out their supplies.
38. Let your child choose their clothes, shoes and other items they'll need.
39. Replace old backpacks with ones that are sturdy, ergonomic and kid-friendly.
40. Stash a small amount of emergency cash in your kids' book bags, just in case.
41. Create a dedicated space at home for your kids to store their school supplies and technology.
42. Make a plan for organizing school supplies — and keeping them that way.

Organize your entire home for the school season

43. Add some kid-friendly organization solutions, like low hooks for kids' coats and shoe baskets or cubbies to your entryway.
44. Establish rules for where kids should put lunchboxes, etc. when they come home.
45. Create an "inbox" for kids to leave things that need your attention, like permission slips.
46. Use sticky notes to flag important items that kids should pay attention to.
47. Keep a single, easy-access file for vaccination records and other important papers.
48. Designate a plastic tub as a put-away bin for anything out of place.
49. Use a see-and-store toy rack to make it easier for kids to stay organized.

50. Give everyone a shower caddy to keep bathroom supplies organized.
51. Use under-the-bed storage for off-season clothes and toys that aren't regularly used.
52. Set up a hanging organizer in your child's closet with five slots for clothes, one for each day of the week.
53. Dedicate a rack in the garage, basement or entryway for sports equipment.
54. Set up a laundry system that makes it easy to sort and wash clothes.

Do everything you can the night before the first day

55. Encourage your kids to lay out their school clothes before going to bed.
56. Have kids pack their school bags.
57. If they bring their own lunch, have the kids pack their lunch boxes.
58. Have kids pack their gym or sports bags.
59. Make sure any bags, equipment or must-bring items are left by the door.

Set the stage for a good night's sleep

60. Set an alarm or notification 30 minutes before bedtime.
61. Establish regular bedtime routines, using these printable checklists for preschoolers and elementary school kids.
62. Set — and enforce — regular weekday and weekend bedtimes.
63. Remove tech devices, such as phones and tablets, from kids' bedrooms so the focus is on sleeping.
64. Use night lights, white sound machines and fans for kids who can't get to sleep.

Plan for smooth mornings

65. Set your clocks forward 10 minutes. This makes it easier to be on time.
66. Make sure your kids (and you!) have an effective wakeup alarm that works for them.
67. Use this checklist to establish a regular morning routine.
68. Map out a bathroom schedule to avoid family fights for bathroom time.
69. Set — and enforce — regular weekday and weekend wakeup calls.

Devise a plan for homework

70. To help with time management, determine together how long it takes kids to do assignments.
71. Teach kids to prioritize their assignments by making to-do lists with deadlines.
72. Establish a specific space like the family office as an official "homework station."
73. Remove distractions like TVs and video game consoles from homework areas.
74. Set a regular alarm each day that signals the start of homework time.
75. Try apps like iHomework 2 or myHomework to help your kids organize assignments.
76. Give kids a short break, such as a short walk, after each assignment they finish.
77. Help your kids develop a filing system for organizing their documents for each class.
78. Model good behavior by doing your own work/projects while your kids do homework.
79. Make a homework caddy that can be used to carry school supplies through the house. Back to

School Tips continued on page 23

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 at 6:30pm, virtually on Tuesday, August 15th.* For more information and the zoom link, email Crystal Boswell at events@broadlandshoa.com.

BROADLANDS LIVE! COMMITTEE

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 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) 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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TIME SLOTS
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11:00 AM – 11:50 AM

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SUMMERBROOKE POOL, 21580 DEMOTT DRIVE**

**END THE SUMMER WITH AN EXHILARATING SOCIALIZATION
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Sign your dog up for as many time slots as you would like and print out your waiver at:
<https://firstserviceresidential.myeventscenter.com/broadlands>

Sign up closes at 12:00 PM on Friday, September 8th

Dogs must be:

- At least 6 months old
- Sprayed or neutered
- Friendly and used to group play
- Physically fit for swimming and playing
- Capable of safely exiting a swimming pool

Owners must sign a liability waiver and bring proof of current rabies vaccination.

You are responsible for supervising and cleaning up after your pooch.

Kiddie / Wading pool open for smaller breeds.

To ensure your pup's safety we will have lifeguards on duty. Veterinary STA from Stream Valley Vet Hospital will be on-site.

This event is a partnership between Broadlands HOA and Stream Valley Veterinary Hospital

All proceeds will go to H.A.R.T.

BROADLANDS

Stream Valley
Veterinary Hospital

H.A.R.T.
Homeless Animal Rescue Team

Back to School Tips continued from page 20

80. Use positive phrasing, such as, "You can go outside after your homework is done," rather than, "You're not going outside until this is finished."

81. Schedule study blocks on the weekends before big tests, midterms and finals.

Stay connected with teachers

82. Figure out ways to be involved in the classroom this school year.

83. Touch base with teachers early on to troubleshoot any issues your kids may be having. Here are questions you can ask the teacher.

Purge and declutter before school (and regularly)

84. Go through the kids' wardrobes every two to three months to get rid of things that no longer fit.

85. Frame a couple of your child's best works of art and file or toss the rest (when they're not looking, of course).

86. Go through your kids' schoolwork once a month to toss the things you don't want.

87. File or scan assignments you want to keep.

Set goals for the school year

88. Have your kids set realistic goals for the new school year, such as reading 30 books or filling a journal.

89. Work out a to-do list of age-appropriate chores for each child and help them set weekly goals for completing them (without being asked).

90. Help your kids prioritize their activities by tying them to their year's goals.

91. Create a rewards system for when kids meet goals or do extra things around the house.

Schedule time for fun

92. Carve out blocks of fun time for your kids, based on what they enjoy doing most.

93. Establish a set "family time," whether it's during dinner or before bed.

94. Give kids a specific day when they can choose all the activities you do together.

Delegate wherever you can

95. Hire a housekeeper to help with cleaning and crossing things off your to-do lists.

96. Consider hiring a dog walker. One less thing to worry about!

97. Hire a tutor or homework helper (many even tutor virtually) to help you navigate schoolwork.

98. If you have a regular nanny or sitter who's open to doing extra work, negotiate a price for them to take on some helpful tasks, like prepping or preparing dinner, cleaning high-traffic areas or doing grocery shopping or running errands.

Take care of yourself

99. Schedule at least one 30-minute block in your calendar each day for self-care.

100. Do something fun to diffuse this stressful time of year for all of you.

101. Take a breath. You are doing this.

With these back-to-school tips — and with you as their calm and collected guide — your kids will be better able to approach the school year feeling prepared, excited and ready to get to work.

What's Happening at Crossroads United Methodist

**August 20 - 10:00am: Back to School Blessing
Crossroads UMC**

43454 Crossroads Drive, Ashburn, VA 20147

Students of all ages, parents, teachers, administrators, and school staff are invited to worship for a special blessing. We will have a special gift for kids and treats after worship.

**August 20 - 11:30am -1:30pm: Pints with the Pastor
Old Ox Brewery**

44652 Guilford Dr, #114, Ashburn, VA 20147

Join Pastor Tim and others at Old Ox Brewery following worship on Sunday, August 20th. This will be a social event where all are welcome to enjoy food, drinks, and conversation.

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

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.

MARKETPLACE/PROFESSIONAL SERVICES

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 www.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.

PROFESSIONAL SERVICES

BOOK ADVISING:

Write the Book You've Always Dreamed of Writing. Work with Beth Jannery, a USA Today Bestselling Author and Book Coach. Sign up for weekly sessions (remote available). \$500/session. 2k/month. Visit: <https://bethjannery.com/one-on-one-advising> Email: bethjannery@titanstrategiccommunication.com. Call or text Beth: 860-798-2847.

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.
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. TEMPORARY LOCATION:

43360 Rickenbacker Square, Broadlands, Virginia 20147

Main: 703-729-9704

broadlandshoa.org

General Mailbox: 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 ♦ 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

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

Events Manager:

Crystal Boswell ♦ events@broadlandshoa.com

Receptionist & Community Center Rentals:

Joanne Hang ♦ joannehang@broadlandshoa.com

BOARD OF DIRECTORS

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

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

Secretary/Treasurer: Dawne Holz ♦ 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

Events: Crystal Boswell ♦ events@broadlandshoa.com

Modifications: Robin Crews ♦ rcrews@broadlandshoa.com

Swim Team: broadlandsswimteam.org

Technology: Dawne Holz ♦ deholz@icloud.com

Tennis: 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 or 703-818-2700. You may also visit broadlandshoa.org/newsletter
- Email camera ready ad in PDF format to 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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