

OCTOBER 2023

BROADLANDS

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Official Newsletter of the Broadlands Homeowners Association

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For questions, contact Director Lisa M. Hale at loudounlovescotillion@gmail.com or (703)814-3496.

BROADLANDS



Photo courtesy of Natalie Ihanainen

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EVERY MONTH

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Board of Directors

Upcoming Virtual Meeting
Tuesday, October 17th - 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 - September 12th Meeting Highlights

- Approved the minutes of August 8th, 2023 meeting, as amended
- Did not take action on a resident request to amend pool rule regarding deck diving
- Did not take action on a resident request to install dummy security cameras in the tunnels
- Did not take action on a resident request to install speed limit signs for under 25MPH in Overland Park
- Directed management to request Van Metre relocate a portion of trail that abuts Truro Parish Drive
- Directed management to have Reston Painting and Contracting paint all 30' light poles under HOA ownership and maintenance
- Approved the proposed amended Design Guidelines for gazebos
- Approved the proposed amended Design Guidelines for geothermal heating and cooling
- Approved the proposed amended Design Guidelines for gutters, downspouts, and sump pumps
- Approved the proposed amended Design Guidelines for house numbers
- Approved the proposed amended Design Guidelines for lighting
- Approved the proposed amended Design Guidelines for mailboxes
- Approved the execution of a letter accepting responsibility for items outlined in CPAP-2020-0015
- Approved an events management proposal from Sparkes Event Solutions for 2024
- Approved a proposal for fire lane painting from TriTechnologies
- Approved a proposal for sign and post repair and replacement from HLS
- Approved a name change from Tennis Committee to Racquet Sports Committee
- Approved a tot lot surface replenishment proposal from Playground Patrol
- Denied a violation fee waiver request
- Held three hearings and assessed 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.

OCTOBER

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|---|---|--|---|----------------------------|--|---|
| 1 International Coffee Day World Vegetarian Day | 2 | 3 | 4 Walk to School Day Modification Subcommittee Meeting 7:00pm - Virtual | 5 World Teachers Day | 6 Broadlands Live 5:30pm -HP | 7 |
| 8 | 9 Indigenous Peoples' Day HOA Offices Closed | 10 World Mental Health Day Newsletter submissions due - 12:00pm | 11 Modification Subcommittee Submissions Due 12:00pm - NC | 12 National Farmers Day | 13 | 14 |
| 15 | 16 | 17 HOA Board Meeting 6:00pm - Virtual | 18 Events Committee Meeting 6:30pm - Virtual Modification Subcommittee Meeting 7:00pm - Virtual | 19 | 20 | 21 Fall Harvest Festival 12:00pm - HP |
| 22 | 23 Southern Walk HOA Annual Meeting 6:30pm - Sign in 7:00pm - meeting CC | 24 United Nations Day HOA Budget Meeting. 6:00pm - TBD | 25 | 26 National Pumpkin Day | 27 Black Cat Day 3rd-5th Graders Halloween Party 6:00pm - CC | 28 National Chocolate Day |
| 29 Kids Halloween Parade 3:00pm - HP | 30 | 31 Halloween | | |  EQUAL HOUSING OPPORTUNITY |  |

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

Fall Projects

It's October and as usual, we've got plenty of fall projects to keep us busy! We're scheduling asphalt roadway rejuvenation and crack filling, fire lane painting, light pole painting, asphalt trail repairs, bridge repairs, sign repair and replacements, turf, tree, and landscaping projects, and tot lot surface replenishment. We are also well into the Nature Center renovation to expand the office space that will accommodate staffing needs, provide storage, structural repairs, and update its facade. It's also budget season so we are busily planning ahead for lots of excitement in 2024!

The office gets a lot of questions about the asphalt rejuvenation, especially on the roads that have been repaved within the past few years. Rejuvenation benefits both new and aged asphalt by extending the serviceable life of pavement for several years. It seals hairline cracks and its replenishing effects on the binder restores the flexibility that prevents cracking. Not only does it save money, it is also more environmentally friendly than milling and overlaying the pavement on a more frequent basis. TRI Technologies has provided a 5-year warranty that the rejuvenator will not flake, peel, or chip, that it will not exhibit functions failures, and that it is fuel resistant.

A road surface consists of aggregate in a petroleum/asphalt binder. As asphalt ages, the petroleum elements of the binder oxidize and the asphalt loses its elastic properties and becomes brittle; when the road surface cracks, freeze-thaw cycles destroy the road. Rejuvenation reverses the aging process by adding back the petroleum fractions needed for elasticity of the binder. The rejuvenator penetrates the asphalt surface, replenishing the oils and provides a seal on the surface to protect the underlying pavement from the oxidative effects of the air, sunlight, water, and fuel. Think of it like using moisturizer on your skin to prevent the cracking that comes with dry skin. We know it is an inconvenience, but asphalt is the single largest asset that the HOA owns, so it benefits everyone if we take action to preserve it. TRI Technologies will try to limit the impact on

the homeowners, but roadways will need to be closed and limited to pedestrian traffic walking along sidewalk or turf areas until it is repainted and reopened the following day.

I hope to see you at the Fall Harvest Festival! Please reach out or attend an upcoming board meeting if you have any questions.

Cheers,

Sarah

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

**POOCH
POOL
PARTY
CANINE
FUN!**



Photos courtesy of Julie Holstein and Karina McKee

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 |
|-----------------------------|---------------|
| September 27th | October 4th |
| October 11th | October 18th |
| November 8th | November 15th |
| December 13th..... | December 20th |
| January 10th | January 17th |

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.



Feeling Political?

Per Broadlands guidelines no more than three political campaign election signs are allowed and each sign shall not exceed a maximum of four (4) square feet. These signs may be placed no more than 60 days prior to an election date and must be removed 5 days following the election. No application is required for these signs.

Broadlands Community Survey – TerraCycle

The HOA is seeking community feedback regarding a new recycling initiative for the Broadlands community. The program involves a community drop-off location for hard-to-recycle products in partnership with TerraCycle, a company whose mission is to eliminate the idea of waste. Please take this quick survey by November 1st at broadlandshoa.org/community-survey-terracycle or by scanning the QR code.



Let's Recognize Our Courageous Veterans!

Is there a veteran that you would like to recognize and honor for Veterans Day this year?

If so, submit a photo of that veteran along with a message about them to newsletter@broadlandshoa.com by Tuesday, October 10th for inclusion in the November newsletter. I look forward to your submissions.



The Annual Holiday Market is Coming to Broadlands on Saturday, December 2nd!

Join us for our Annual Holiday Market on December 2nd from 11:00am-3:00pm in the Southern Walk Pool Parking Lot.

Come out and support local vendors that participate in this wonderful event. For more information, contact Crystal Boswell, events@broadlandshoa.com.

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 October News

October 23rd, 2023 (in person)

Annual Meeting & Board Meeting

Time: 6:30pm sign in

7:00pm - Annual Meeting begins

Location: Broadlands Community Center

43004 Waxpool Road, Broadlands Va 20148

This year, there are three (3) seats available on the Southern Walk Board of Directors. Anyone interested in serving on the Board of Directors can submit the enclosed Nominating Petition / Application for Candidacy by Thursday, October 12, 2023 to be included on the online ballot or can run from the floor at the Annual Meeting.

The Association has contracted with VoteHOANow for the Board Election. Vote HOA Now will be sending emails to each owner that has an email address supplied in the owner data file asking them to vote. The email will include the owner registration code and the voting site link. Link to the owner registration page of the voting website is <https://southernwalkhoa.ivotehoa.com/register>

It is anticipated that you will receive the email invitation from VoteHOANow the day the vote opens on Monday, October 16, 2023. Please be sure to check your junk or spam folder during this timeframe. The Association will mail a postcard including the electronic voting information in the coming weeks. Please email laura.marshall@fsresidential.com if you do not receive your email invitation and/or you do have an email on file with Management.

Your attendance at this meeting is important. A quorum of 10% (113) of the eligible owners must be present, either in person or by a properly executed proxy, before any business can be conducted. If you are unable to attend the meeting to vote in person, please complete the attached proxy form and return it by email to meetingprep.dcmetro@fsresidential.com or laura.marshall@fsresidential.com. You can also fax it to 703-591-5785 (Attn: Laura Marshall) no later than 12:00 p.m. on Monday, October 23, 2023. Sending proxies via email is strongly preferred.

SWHOA Board of Directors July Meeting Highlights

- Future SWHOA Survey
- Reviewed monthly financials and delinquencies
- Review Action Items
- OpenBand Equipment

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

October Covenants Corner

The Covenants Department hopes everyone had a nice summer. As we ease into fall, here are a few reminders from past Covenants Corner columns:

1. To enhance the curb appeal of your home, you may wish to use weed killer on any weeds growing through the cracks or gaps in your driveways, leadwalks, sidewalks, aprons, curbs, and gutters adjacent your property.
2. For certain safety violations Battlefield Towing is contracted to patrol HOA owned roads in our community. For certain safety violations they will tow vehicles parked illegally without any warning. Reminders:
 - a. No vehicles are to be parked blocking a fire hydrant or along a yellow curb designated as a fire lane. Fire lanes are designated by the fire marshals office to allow emergency responders to access properties and fire hydrants in case of emergencies.
 - b. No vehicles can block a sidewalk or ramp including parking on the sidewalk while in your driveway. This allows for walkers, handicapped persons, and strollers to safely navigate the area without having to go into the roadway.
 - c. All other violations such as expired tags, parking within 20 feet of an intersection, abandoned vehicles, etc. may be issued a warning, ticketed by LCSO, and eventually towed.
 - d. If you live on a VDOT street, please note that we do not have enforcement power for VDOT streets. Therefore, please report all illegally parked vehicles to the Loudoun County Sheriff's Office by calling their non-emergency line at 703-777-1021. You can also complete a traffic complaint form online at <https://lfportal.loudoun.gov/Forms/TrafficComplaint>.
 - e. If you need additional information regarding parking rules and regulations, please review the Parking Regulations and Enforcement Procedures under the rules and regulations section on our website, www.broadlandshoa.org/for-residents/rules-and-regulations.
3. Please inspect, repair and paint your mailbox if needed, ensure all parts are in working order, and address numbers are visible. It is important to note that each section has an established standard style and color. If your mailbox is a different color than what is standard to your section, you will either need to apply for the change, or have your mailbox painted and restored to the standard for your area. If you are unsure as to what your neighborhood's mailbox standard is, please contact the Covenants Department at 703-520-9903.
4. Please ensure that your exterior pole light is in good condition, painted, and all bulbs are in working order. The pole light should come on automatically in the evening to help illuminate your community for safety and aesthetics.

Thank you to all the community residents who have worked hard to improve and maintain their homes this summer. Your efforts are an inspiration to us all.

Sincerely,

Your Covenants Team

Community Events

Broadlands Live

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

Fall Harvest Festival

Saturday, October 21, 12:00pm-3:00pm at Hillside Park

Monster Mash

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

Kids Halloween Parade & Trunk or Treat

Sunday, October 29, 3:00pm-5:00pm at Hillside Park

Bingo

Friday, November 17, 6:00pm at Community Center

Winter Wonderland

Friday, December 1, 5:00pm-8:00pm - stay tuned for location

Holiday Market

Saturday, December 2, 11:00am-3:00pm at Southern Walk Pool Parking Lot

Broadlands is the place to be in 2023!



Eagle Scout Project - Trail Signage

Carter Hawkins, a Scout from Troop 2970, completed his Eagle Scout Project on September 3rd, 2023. His project included creating six trail signs for the Broadlands Community. These signs will help people better navigate the nature trails. *Broadlands thanks you for your hard work!*



Our 3rd-5th Graders' Monster Mash Needs Your Help!

The organizing and planning for our 3rd-5th graders Monster Mash is starting and we need volunteers to help make it a success! We need help with managing setup and breakdown on the day of the event. The event will take place on Friday, October 27th, 6:00pm - 8:00pm in the Community Center.

This is a very popular event that is a fun 'parent-free' time for our young ones, so please help us make it a success! **Only volunteers and 3rd-5th graders are allowed...NO parents unless you are a volunteer.** To volunteer or for more information, reach out to our Events Manager, Crystal Boswell, at events@broadlandshoa.com.

Bingo is Back Again!

Join us for an evening of pizza, bingo and prizes on Friday, November 17th. Bingo will be held at 6:00pm in the Community Center, 43004 Waxpool Road. Ten rounds of bingo! Great prizes for every round! Each attendee must purchase a ticket.



\$5 per person includes a slice of pizza, beverage and bingo cards. Signup online at firstserviceresidential.myeventscenter.com/broadlands.

Annual Holiday Market

The Holiday Market is accepting vendors. It takes place on Saturday, December 2, 2023 from 11:00am - 3:00pm in the Southern Walk Pool parking lot! 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 the Holiday Market wants you!



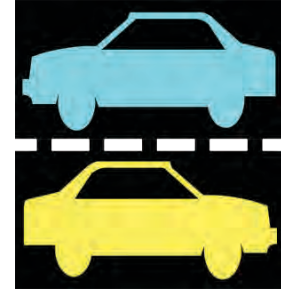
Register at firstserviceresidential.myeventscenter.com/broadlands. Registration opened September 1st. Please email Crystal Boswell, events@broadlandshoa.com with any questions.

BROADLANDS

Association, Inc.

IMPORTANT NOTICE PLEASE READ CAREFULLY!

To: Broadlands Residents
From: Broadlands Association, Inc.
Subject: ASPHALT REJUVENATION PROJECT
Date: Fall 2023



The Board of Directors for Broadlands Association has contracted TRITechnologies to perform asphalt rejuvenation on HOA owned roads this fall. While we understand this will be an inconvenience, routine road maintenance is essential for the longevity of the road and cost savings for you and your homeowner's association. This work will require the cooperation of all property owners and residents.

**WORK WILL BE DONE IN PHASES ACCORDING TO THE SCHEDULE (WEATHER PERMITTING).
 PLEASE CHECK THE WEBSITE TO DETERMINE THE DAY YOUR STREET WILL BE CLOSED.
 THE FOLLOWING PROVIDES IMPORTANT DETAILS ABOUT THIS PROJECT.**

At 7:00 AM on the scheduled day, TRITechnologies will begin closing the lot/street entrances one by one with barricades and yellow caution tape. The tow company will be called if vehicles remain on the road. TRITechnologies will send a crew around to clear the street of debris with large blowers. A crew will follow with the rejuvenator product. A smaller machine will cut in the edges near the curb, and a larger machine that will apply the product to the bulk of the roadway. The following morning, crews will apply crack sealing and paint parking space stripes, street by street, until complete. The areas will reopen to traffic as soon as all products are dry typically within a few hours.

- **Please remove all vehicles from the street by 7am on your scheduled work day or they will be towed/relocated at the owners' expense.**
- **You will not be able to access your street or driveway for up to 36 hours, so please be prepared by parking vehicles on alternate roads and making necessary arrangements to reach your home by walking via sidewalks and trails.** You may park in HOA owned parking lots (Southern Walk, Summerbrooke, Community Center pools) or along residential VDOT roads such as Demott, Village, and Ridgeway Drives.
- **Foot traffic will be prohibited on the surface while the streets are closed to keep the material from tracking.**
- **There will be no trash pickup on work days.** Mail delivery can be completed if the carrier is able to walk in and drop the mail off. We will attempt to communicate with USPS, Patriot Disposal, and schools to coordinate alternative plans for these services.
- All work is, of course, **WEATHER PERMITTING**. **The road surface must be completely dry before the product is applied, so a good chance of rain will prevent mobilization of the crews.** Please be advised that any delay in the schedule **will affect** the entire schedule, so let's hope Mother Nature cooperates. **IMPORTANT: PLEASE CHECK BROADLANDSHOA.ORG FOR UPDATES!**
- **Work Areas will be Barricaded** - Please do not walk or cross into barricaded areas. **Doing this will ruin shoes, track material onto concrete, rugs, and floors.** There will be plywood placed on the asphalt surface at locations as needed to allow you to cross from one side of the parking lot to the other side. In some cases, you may need to walk around.
- For more information about the rejuvenation, you may review the TRITechnologies website at www.tritechasphalt.com.

We wish to minimize the disruption to you and maximize the efficiency of the job, so please make plans accordingly and check our website for updates at Broadlandshoa.org. Questions may be directed to sarah@broadlandshoa.com or 703-729-9704.



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Days on Market:

3

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Schedule a coffee with Patricia



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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

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

SILVER SPONSORS



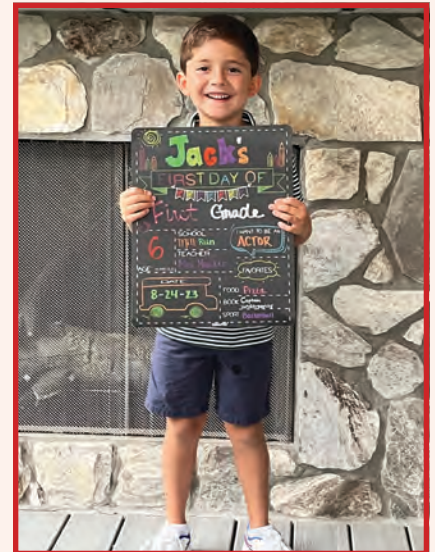
Stream Valley Veterinary Hospital



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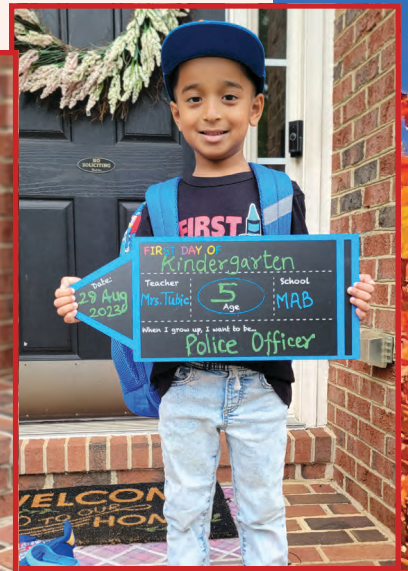




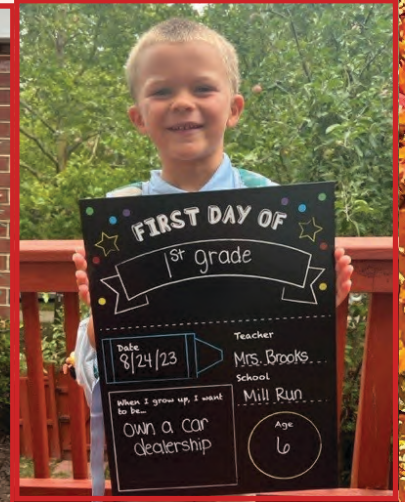
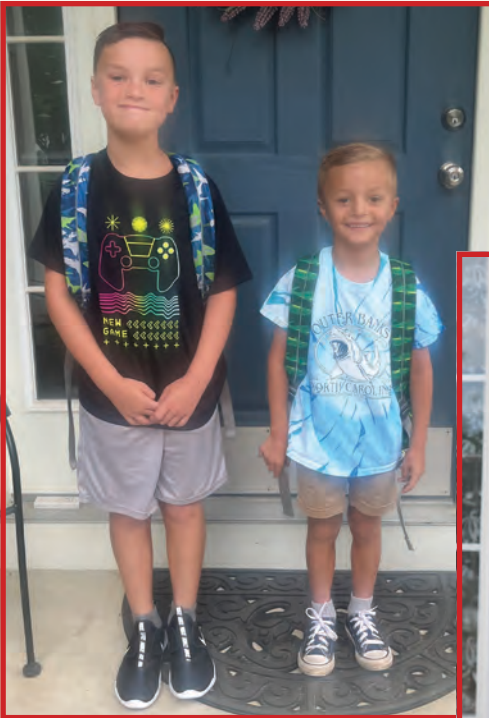
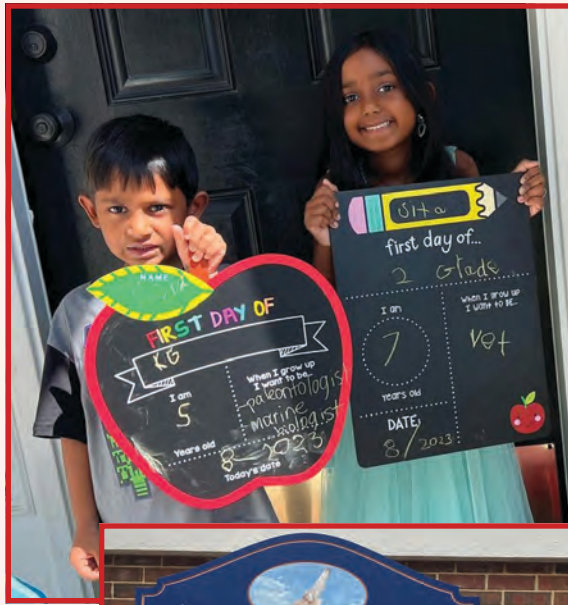
May every day in school be a stepping stone to a future filled with dreams come true. Shine bright!



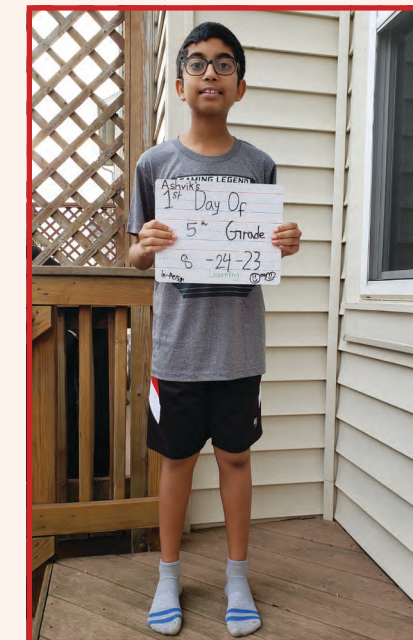
*To new chapters,
new discoveries,
and new friends!*







May your pencils be sharp, your books intriguing, and your teachers inspiring.



Local Halloween & Fall Events for All Ages!

SEPTEMBER 22 THRU NOVEMBER 4 – COX FIELD OF FEAR & FALL FESTIVAL

Cox Farm – after dark scare experience for the not so faint of heart. Too scared to try, then come to the Fall Festival to enjoy fun and activities for all ages. coxfarms.com

SEPTEMBER 29 THRU OCTOBER 31 – MARKOFF'S HAUNTED FOREST

Dickerson, MD - Scaring the daring since 1992, you'll be amazed by what you'll find lurking in the woods. markoffshauntedforest.com

OCTOBER 8 – PUMPKIN VILLAGE

Leesburg Animal Park - packed with fun family activities, giant hill slides, moon bounces, wagon rides, petting zoo, pedal carts, the corn bin, weekend entertainment & more. pumpkinfestleesburg.com

OCTOBER 13, 14, 20, 21, 27 & 28 – ADULT CORN MAZE NIGHT

Join Great Country Farms, Bluemont Vineyard, and Henway Hard Cider for a corn maze night under the stars... adults only! greatcountryfarms.com/adult-corn-maze-night

OCTOBER 26, 27, 29, 30 – HAUNTED TRAIL

Family friendly .6-mile trail with actor scenes
eventbrite.com/e/2023-haunted-trail-at-salamander-resort-spa-tickets-714068467007

OCTOBER 28 – MONSTER MASH

Village at Leesburg - pumpkin carvers, Trick or Treating, pumpkin decorating, costume contest parade for you & your pets. villageatleesburg.com/events/monster-mash-2023

OCTOBER 28 – 5TH ANNUAL HALLOWEEN BARK BASH

One Loudoun - Halloween-themed festival, trick or treating, adoptable dogs, music, costumes, and animals galore, downtownoneloudoun.com/events

OCTOBER 29 – HALLOWEEN TEA

Halloween-themed tea at Oatlands English scones, Devon cream, classic tea sandwiches and sweets, local preserves, and Oatlands' exclusive tea blend, oatlands.org/events

OCTOBER 31 – LEESBURG HALLOWEEN PARADE

Downtown Leesburg - Halloween parade in Leesburg sponsored by the Leesburg Kiwanis Club - one mile down King St from Ida Lee Field to Safeway, k04757.site.kiwanis.org

BROADLANDS FALL HARVEST FESTIVAL

OCTOBER 21, 2023 FROM 12PM-3PM
HILLSIDE PARK

FOOD TRUCKS | HOT CHOCOLATE | BEER SALES
CRAFTS | ATTRACTIONS | FACE PAINTERS

ALCOHOL SALES FOR ATTENDEES 21 YEARS OF AGE
AND OLDER, 100% IDING. THIS EVENT IS FOR
BROADLANDS RESIDENTS AND THEIR GUESTS
ONLY. FOR MORE INFORMATION, VISIT
[BROADLANDSHOA.ORG](https://broadlandshoa.org)



BROADLANDS ANNUAL 3RD-5TH GRADERS

MONSTER MASH

FRIDAY, OCTOBER 27TH

6:00PM-8:00PM COMMUNITY CENTER

THIS IS A DROP OFF EVENT. ONLY 3RD-5TH GRADERS AND VOLUNTEERS ARE PERMITTED
THE PARTY TAKES PLACE IN THE PARKING LOT AND INSIDE THE COMMUNITY CENTER

DROPOFF

Drop-off is between 6:00-6:30pm. The Community Center parking lot will be closed, so either:

- 1.) Park at Old Stone House or near the Sunoco and walk over, or
- 2.) Car drop-off is available in front of the Community Center parking lot. You must be on westbound Waxpool Rd. and stay in your car. The left turn entrance from eastbound Waxpool Rd. will be closed, and Loudoun County Sheriffs will be directing traffic.

PICKUP

Since the Community Center parking lot is closed for the party, park elsewhere and walk to pick up your child(ren).

All kids must be with an adult to leave.

VOLUNTEER

Want to stay at the party? Volunteer! We need lots of volunteers to help make this event a success! Contact Events Manager, Crystal Boswell at events@broadlandshoa.com if you are interested in volunteering.

Kids Halloween Parade & Trunk or Treat



Sunday, October 29th

Costume Parade Starts at 3:00PM

Activities at Hillside Park until 5:00 PM

- The parade starts at 3:00pm, at the path next to the Community Center parking lot (on Waxpool Rd), then proceed through the tunnel and around Hillside Park.
- Activities & Fun at Hillside Park until 5:00 pm!
- Adult supervision is required.

**In case of rain, treats will be distributed at the
Community Center at 3:00 PM**

**Parents, SIGN UP to participate at
Trunk or Treat using link or QR code:
firstserviceresidential.myeventscenter.com/broadlands**



Loudoun Wildlife Conservancy October Programs

Submitted By: Doreen Varblow

Walk for Wildlife Fundraiser - October 1–31; Ongoing as kick off was on Saturday, September 23, 12:00pm – 3:00pm, Morven Park. Walk for Wildlife is a month-long event in which you see how many wildlife places you can visit and how many species in nature (plant/animal) you can identify, using and posting them to the iNaturalist app. This Loudoun Wildlife Conservancy event is a fun way to get outside and observe, on your own or in a group, and you can help support our programs that benefit wildlife and healthy habitats. Want to get all the details about participating? Visit <https://loudounwildlife.org/2023/08/walk-for-wildlife/>.



Walk for Wildlife at JK Black Oak - Sunday, October 1, 10:00am. Kick off the Walk for Wildlife with a group walk with Loudoun Wildlife Conservancy leaders to find all the critters that JK Black Oak Wildlife Sanctuary offers. This unique property features late season blooms, vernal pools, meadows, and mature forest that should provide us a rich selection of insects, herps, migrating birds, and plants. Curious about using iNaturalist and participating in Walk for Wildlife? Curious about the JK Black Oak property? Then this is the walk for you. Limit 15. Registration required: Signup online at <https://loudounwildlife.org/events/>.

Advocacy 101: Collaborative Workshop with Audubon Society of Northern Virginia - October, date TBD, Virtual. Our October Advocacy 101 event will be a collaborative workshop hosted by the Audubon Society of Northern Virginia. Date and further details to come! Visit <https://loudounwildlife.org/events/> for more information.

Walk for Wildlife at Morven Park - Saturday, October 7, 10:00am – 12:00pm. Join Loudoun Wildlife Conservancy leaders to get outside and take a walk in nature! Morven Park has beautiful ridge trails with vernal pools and mature forest that should provide a variety of insects, herps, birds, and plants. Limit

15. Registration required: for more information and to signup online, visit <https://loudounwildlife.org/events/>.

Birding at Izaak Walton League - Sunday, October 8, 8:00am. The Loudoun County Chapter of the Izaak Walton League manages a rich natural property in western Loudoun which contains a wide variety of habitats and, as a result, supports a lot of birds especially during migration. In partnership with the Chapter, Loudoun Wildlife Conservancy's Allison Gallo and Bryan Henson will lead a bird walk there. Limit 8. Registration required: signup online at <https://loudounwildlife.org/events/>



Fall Color Walk - Saturday, October 21, location and time TBD. As the days get cooler and frost is in the air, deciduous trees and shrubs put on an autumn show in all shades of red, yellow, orange, and purple. Join Emily Southgate and Loudoun Wildlife Conservancy for a walk in the woods to enjoy all the colors that Mother Nature provides this time of year. We'll discuss various tree species and why trees change their color in the fall. Limit 20. Registration required: for more information and to signup online, visit <https://loudounwildlife.org/events/>.

Hail to the Trail - Sunday, October 22, 1:00pm – 4:00pm, Chapman DeMary Trail. Hail to the Trail celebrates environmental recreation, exploration, and education. Hail to the Trail – the annual Purcellville Green Expo – is hosted by the Town of Purcellville's Tree and Environmental Sustainability Committee. This event is free and open to the public, and is great for families, students, and scouts. Loudoun Wildlife Conservancy will be leading a hands-on activity about the environment. Come for guided nature walks, tree planting, the town's annual Arbor Day celebration, live animals, plastic bag collection, live music, nature art projects and games, displays, energy activities, and more. Visit their website, <https://www.purcellvilleva.gov/999/Hail-to-the-Trail>, for more information.

Coping with Empty Nest Syndrome: Finding New Purpose as Parents

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

Transitioning into the "empty nest" phase of life as parents is a significant rite of passage. As your children leave home (often for college), a whirlwind of emotions can ensue. The empty space where there was once laughter, chatter, and occasional teenage drama in the home is suddenly filled with silence. That's a lot for many parents to handle, and it's normal to feel sadness, loss, and even anxiety about this new chapter. However, it's essential to remember that this unavoidable phase of life also offers parents opportunities for personal growth and rediscovery.

What is Empty Nest Syndrome and what isn't it? Empty Nest Syndrome refers to feelings of sadness or loneliness that parents may feel when their children depart from home. It's important to note though that the phenomenon is not a clinical diagnosis, but rather a shared emotional experience. The assorted emotions and conflicts parents experience occur for a variety of reasons.

For instance, for years, parents define much of their lives around their children's needs. With this constant role now changed, the silence can be daunting, which can create a sense of lost purpose or a parenting void. Parents also often identify first and foremost as caregivers. So, when children leave, it can bring about an identity crisis of sorts. And, whether a child is younger or older, parental worry or concern is always a reality. As our children step out and into the world, parental worries can amplify, exacerbating feelings of helplessness or anxiety.

So, how can parents cope as they transition into the empty nest phase of life? As a child psychologist, I offer the following tips.

1. I think it's important for parents to embrace their feelings. It's natural to feel grief or loss when your young adult child leaves home. Instead of pushing these feelings away, accept and process them. Whether through journaling, meditation, or discussion, acknowledgment of the loss and ensuing changes is the first step to healing.
2. They say that travel is the best teacher, and it can also help with healing loss. Without the confines of school calendars or extracurricular activities, the world is your oyster. Whether it's backpacking in Europe or a quiet retreat in the countryside, the options are endless for parents without children at home.
3. It's also important to rediscover new relationships. For those with partners, this period can be a golden opportunity to rekindle the romance and shared activities you once enjoyed. Single parents can use this time for self-reflection and personal development.
4. Forging a new routine is also a good idea. Whether it's adopting a new fitness regimen, picking up an old hobby, or dedicating time for self-care, establishing new routines can provide structure and purpose.
5. Focusing on personal enrichment can also be helpful.

Joining a club, learning an instrument, or diving into a new book series are just a few pursuits to consider that can be therapeutically rewarding and can enrich the mind and soul.

6. Maintaining a connection with your adult child is a must, and thanks to technology, staying connected has never been easier. Regular calls, texts, or even surprise visits can keep the parent-child bond strong.

7. It's also smart to seek out and lean on others as needed. There are many support groups, both online and offline, dedicated to helping parents navigate the empty nest phase. Lean on these communities for advice and camaraderie.

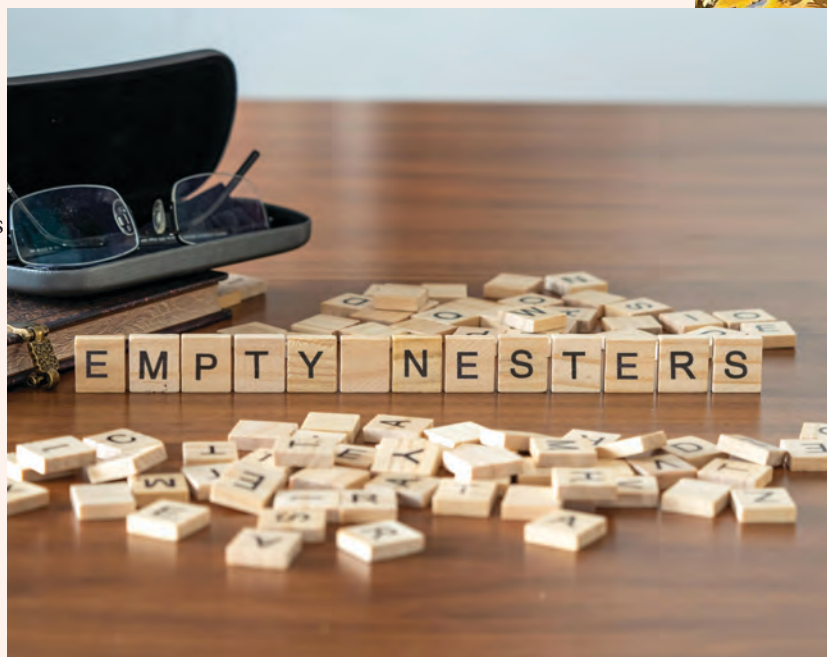
8. Volunteering is a great way to refocus, and many parents find real joy in giving back. As a parent, you could explore local charitable initiatives or even embark on something grander such as an overseas volunteer mission.

9. Academic ventures can be a helpful way to process change. Consider enrolling in a course, attending workshops, or even pursuing a new degree. It's never too late to learn.

10. Mentoring is also a great way to shift perspective and to find purpose again as an empty nester. With years of experience, you can offer guidance to youngsters, be it in personal matters or professional avenues.

In conclusion, the nest may seem empty now, but it's brimming with potential. And, while you may be struggling to find purpose or meaning as a parent, remember that the journey doesn't end here -- in many ways, the journey has only just begun. Your children will always need you; the only change is that they will need you differently as they become more autonomous and independent in adulthood.

"There are two lasting bequests we can give our children. One is roots. The other is wings." ~Hodding Carter, Jr.



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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, vpm-703053@toastmastersclubs.org, for the URL to join our meetings. Check our website, ashburn.toastmastersclubs.org for meetings calendar.

BRAMBLETON LADIES GOLF LEAGUE

We are an 18-hole ladies league open to women golfers of all levels. We play on Monday mornings from April through October at Brambleton Golf Course in Ashburn, VA. We also play several major tournaments throughout the season and have fun games each week. You may choose to walk or ride. Starting Tee Times: Apr-May 8:30am / Jun-Jul-Aug 8am / Sep-Oct 8:30am. Sign up at www.brambletonladiesgolf.org or call Sara Carlin at 703-723-3000.

BROADLANDS EVENTS COMMITTEE

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 Wednesday, October 18th.* For more information and the zoom link, email Crystal Boswell at events@broadlandshoa.com.

BROADLANDS LIVE! COMMITTEE

The remaining concerts will be on 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 volunteer.

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.

GRIEF SHARE SEMINAR/SUPPORT GROUP

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

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.

Loudoun County Master Gardeners Presents 13th Annual Gardening Symposium Saturday, October 14, 2023 from 9:00am until 3:00pm Academies of Loudoun, Leesburg, Virginia

Four prominent speakers will provide inspiration, ideas, and information as we prepare our gardens for the winter and subsequent growing season. For more information, and to register, visit <https://www.loudouncountymastergardeners.org/events/annual-symposium/>.

This year's speakers are:

Bryce Lane: Teacher, Speaker, Horticulturist and Host of "In the Garden with Bryce Lane"

Understanding Garden Soils: What LeBron James, Jack Nicklaus, & Julia Child Have in Common

Ian Caton: Landscape Designer, Speaker, and Owner of Wood Thrush Native Plant Nursery in Floyd, VA

Textures: Ferns and Grasses

Madeline Potter: University of Maryland Extension Agent Associate for Horticulture, Master Gardner Coordinator for Howard County, MD; Sparking Curiosity and Care: How the Diverse World of Insects Can Help Us Teach About Sustainable Horticulture

Peggy Riccio: Gardener, Writer, Speaker, Community Leader.

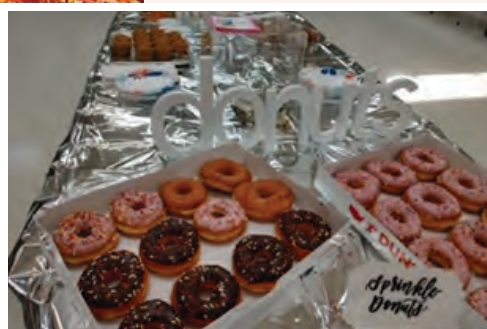
Beyond Parsley, Sage, Rosemary, and Thyme: A Dozen Other Culinary Herbs to Grow

Saint Theresa Donut Sunday

Please join us after 7:30am, 8:45am and 10:30am mass for Donuts and Fellowship at Saint Theresa Catholic Church. This is a great way to bring people together, create a community and serve others.

Upcoming Donut Sunday dates are: October 15 | November 19 | December 10 | December 24 at Saint Theresa Church, 21371 St Theresa Lane, Ashburn, VA 20147.

For more information, visit sainttheresaparish.com.



Broadlands Community Events Survey – Your Input is Valuable

Our events committee would like to hear from you! To help us improve upon our future events, please take our quick survey to provide your feedback. This survey will be available to take until October 1, 2023. The survey can be found using the following QR code or at www.broadlandshoa.org/community-survey

We thank you for your time!



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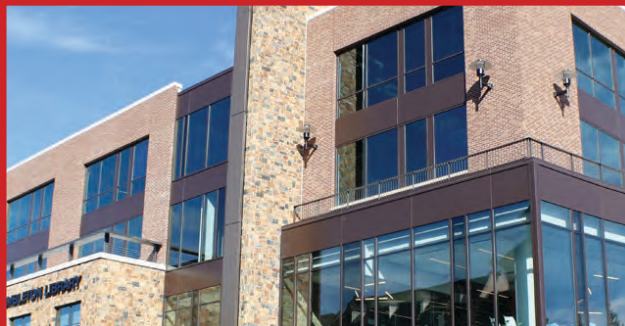
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Brambleton Library October Programs

Bike Into History

Location: Brambleton Library

Date/Time: Sunday, October 1, 2023 from 11:00am to 1:00pm

Age Group: All Ages

Description: Bike into history at this antique bicycle show with The Wheelmen, a national nonprofit organization dedicated to keeping alive the heritage of American cycling. Learn about antique American bikes, such as high wheels, and see a live demonstration. Look for us on Emberbrook Circle.

Crafter's Choice Book Club

Location: Meeting Room B

Date and Time: Monday, October 2, 6:30pm

Age Group: Adults

Description: Read any book you'd like as long as it's related to this month's theme: "A Different Tongue." We suggest books originally published in a language that's not your own or books that have fantasy or alien languages. 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

IT Workshop: Artificial Intelligence

Location: Meeting Room A

Date: Monday, October 16, 2023, 6:30pm

Age Group: Adults

Description: CIT professionals and tech enthusiasts are invited to an interactive group discussion of artificial intelligence and machine learning with Kerinne Browne, a Senior Cloud Security Program Manager at Microsoft and founder and CEO of The Excellence Network, an IT career coaching business. Find out more at 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, laura.marshall@fsresidential.com | 571-234-5475 |
| Verizon Activation (SWHOA Only) | 1-800-501-1172 |
| Verizon FiOS Bulk Technical Support 24x7..... | 1-888-553-1555 |
| SWHOA FiOS Contract General Information | SWHOAB.COM |

PUBLIC INFORMATION

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

SCHOOLS -BROADLANDS

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

ARTS/MUSIC

PIANO TUNING:

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

EDUCATION/TUTORING

CHESS TUTORING:

One hour chess lessons for beginners taught by a 1900 online rated high school player. Sessions are \$15 an hour and are offered in both virtual and in-person sessions. For more information, please contact amrodriguez2222@gmail.com.

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

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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.

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.

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 20148

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

Racquet: BroadlandsTennis@gmail.com

Advertising Directory

EDUCATION/INSTRUCTION/LESSONS

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Photo courtesy of Alla Doroshkevych

BROADLANDS

Newsletter Advertising Rates and Sizes

COLOR DISPLAY ADS

Size & Location • Rates are per issue

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| | 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 |
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| • Full Page | \$1000 | \$900 | \$850 |
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INSIDE COVER PLACEMENTS (Contact for Availability):

| | | | |
|---|--------|-------|-------|
| • Quarter Page (3.75" wide x 5.00" tall) | \$250 | \$225 | \$210 |
| • Half Page | \$450 | \$425 | \$400 |
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| • Full Page | \$1050 | \$950 | \$900 |
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OUTSIDE COVER PLACEMENTS (Contact for Availability):

| | | | |
|--|--------|-------|-------|
| • Quarter Page Horizontal Banner | \$275 | \$250 | \$240 |
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| • Quarter Page (3.75" wide x 5.00" tall) | \$275 | \$250 | \$240 |
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| • 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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