

SEPTEMBER 2023

BROADLANDS

Our Neck of the Woods

You don't want to miss the Pooch Pool Party on Saturday, September 9th. You and your furry pal are bound to have a pawsitively perfect time! For more information see page 13

Official Newsletter of the Broadlands Homeowners Association

Photo courtesy of Alla Doroshkevych

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!*



ONLINE Piano LESSONS

Live Private and Group Lessons
From the comfort of your home



www.TheMelodyHouse.com
CarrollMcCarthy@TheMelodyHouse.com
703-200-0598

TRUSTED SINCE 1907
HODGES
WINDOWS & DOORS

**D.C. Metro's
Most Trusted Window
& Door Company**

703.532.0184
hodescompany.com

44190 Waxpool Road, #192, Ashburn, VA 20147
120 W. Jefferson Street, Falls Church, VA 22046

LOCALLY OWNED • LICENSED AND INSURED

ProVia
THE PROFESSIONAL WAY



**\$200
OFF**

**Provia entry
doors, installed**
(does not include storm doors)

**10%
OFF**

**Vinyl
Windows**

TRUSTED SINCE 1907
HODGES
WINDOWS & DOORS

ProVia
THE PROFESSIONAL WAY

TRUSTED SINCE 1907
HODGES
WINDOWS & DOORS

ProVia
THE PROFESSIONAL WAY

BROADLANDS



Photo courtesy of Alla Doroshkevych

IN THIS ISSUE:

Community Events Survey	2
Fireworks	9
Broadlands Live Concert Series	10
Eagle Scout Project	12
Pooch Pool Party	13
Wildlife Conservancy Programs	15
Annual Gardening Symposium	16
Fall Yard Sale	17
Fall Activities	19
SWHOA Candidate Petition For Candidacy Form	20
Discussing Separation or Divorce with Children	22

EVERY MONTH

Board of Directors Meeting Info	3
This Month's Calendar	4
Manager's Message	5
Modifications Information	6
Covenants Corner	8
Clubs & Groups	21
Useful Numbers	23
Classifieds	24
HOA Contacts	25

Board of Directors Upcoming Virtual Meeting Tuesday, September 12th - 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 - August 8th Meeting Highlights

- Approved the minutes of July 11th, 2023 meeting, as amended
- Approved the Terracycle Committee budget request
- Denied a modification appeal regarding drainage
- Approved the proposed amended Design Guidelines for additions
- Approved the proposed amended Design Guidelines for antennas
- Approved the proposed amended Design Guidelines for basketball goals and play courts
- Approved the proposed amended Design Guidelines for color changes
- Approved the proposed amended Design Guidelines for compost bins
- Approved the proposed amended Design Guidelines for dog houses and runs
- Approved the proposed amended Design Guidelines for driveways
- Approved the proposed amended Design Guidelines for fences
- Approved the proposed amended Design Guidelines for firewood
- Approved the proposed amended Design Guidelines for flags and flag poles
- Approved the proposed amended Design Guidelines for landscaping and drainage
- Approved the proposed amended Design Guidelines for solar collectors
- Approved an in-home art class business application
- Approved a proposal for asphalt rejuvenation from Tri Technologies
- Held six 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.

SEPTEMBER

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY



1
College Colors Day
Broadlands Live
5:30pm -HP

2

3

4
Labor Day
HOA offices closed for
Labor Day
Last day of pool
season

5

6
Modification
Subcommittee
Meeting
7:00pm - Virtual

7

7

8
Star Trek Day
Newsletter
submissions due -
12:00pm

8

9
Pooch Pool Party
9:00am -SB

9

10

Grandparents Day

11

12

HOA Board Meeting
6:00pm - Virtual

13
Modification
Subcommittee
Submissions Due
12:00pm - NC
Events Committee
Meeting
6:30pm - Virtual

13

14

15
Rosh Hashana begins

15

16

17

18
Tennis Committee
Meeting
6:00pm - NC Tennis
Courts

18

19
National Voter
Registration Day

19

20
Modification
Subcommittee
Meeting
7:00pm - Virtual

20

21
International Day of
Peace

21

22

23
First day of Fall -
Autumnal Equinox

23

24

Yom Kippur begins

25

National Daughter's
Day
Southern Walk
HOA Meeting
7:00pm - Virtual

26

27
Modification
Subcommittee
Submissions Due
12:00pm - NC

27

28
National Son's Day

28

29
National Coffee Day

29

30
Community Yard Sale
8:00am -throughout
community

30

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

Traffic

The days, weeks, and months pass by faster and faster as we age because a year is a much greater amount of time in the life of a ten-year-old relative to the amount of time in the life of a forty-year-old. So in seemingly the blink of an eye to us adults, summer is over once again. The kids have gone back to school, the pools are closing, the days are shorter, and commute times have increased. We had a great time celebrating summer at our popular float nights, Summer Celebration, National Night Out, and the Broadlands Live! free concert series. If you're worried the time for fun is over, don't panic as we have plenty of fun fall events planned to pique your interest. Check out more Broadlands Live! Concerts, the Pooch Pool Party, our Fall Harvest Festival, and the ever-popular Halloween events. We hope to see you out and about as you get settled into your fall routine!

Many thanks to the handful of wonderful volunteers and the staff who make these events happen year after year. If any of these events are favorites of yours, please consider volunteering some time so they don't go by the wayside. In this newsletter, you will find a link to a survey regarding events. We love hosting events but we do need your input and help to continue producing events that appeal to you. Please take a few minutes to complete this survey which found online at broadlandshoa.org/community-survey or by scanning the QR code on page two from your smartphone so that we know where to channel our efforts.

Fall also brings a significant increase in traffic as tens of thousands of drivers take to the roads as schools are back in session and people return to work following vacations. The start of school also brings an increase in pedestrian and bicycle traffic on our roads, sidewalks, and trails. Broadlands is home to two elementary schools and one middle school, plus an array of daycares, churches, and after-school programs. Drivers should be aware of the increased child pedestrian traffic throughout the county and mindful that school children often aren't as visible as adults due to their smaller statures. For those dropping their children off at the schools or

waiting at bus stops, please remember that double parking, parking in fire lanes, blocking intersections, as well as making u-turns in the middle of the road are all illegal. Please also be mindful of your neighbors and do not use their driveways to turn around. There is also an increase in newer drivers as teenagers are able to drive themselves to schools. Most importantly, limit distractions while driving, and don't text and drive!

Broadlands has three underground tunnels to help keep our residents safe; one on Claiborne Parkway connecting Hillside Elementary with Harvest Green Terrace, another on Claiborne Parkway which connects the Nature Center with Village Drive (close to Mill Run and Eagle Ridge), and a third on Waxpool connecting the Community Center with the LeFevre Stone House and Hillside Park (close to Eagle Ridge). We encourage all bicycle and pedestrian traffic to utilize the tunnels rather than cross these main roads. Heritage Landscape Services sweeps each tunnel for debris and graffiti every Monday in conjunction with their trash can services to help keep these tunnels clean and safe for school children as well as

the walkers, runners, and cyclists who regularly use the path. However, accidents, vandalism, and spills can happen in an instant and we are not always aware of them.

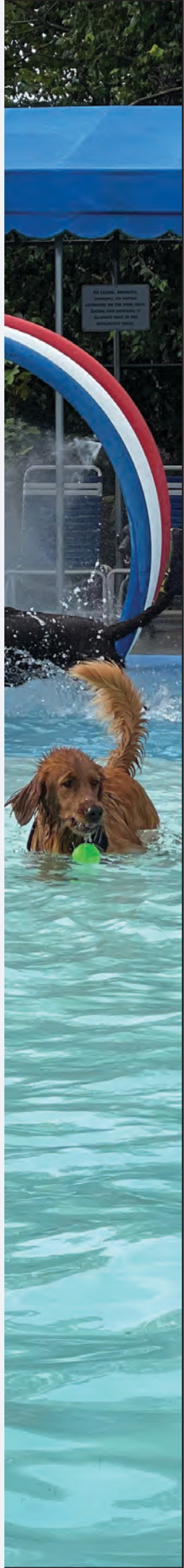
If you are aware of an unsafe or vulgar condition in the tunnels, please report them to the HOA office at 703-729-9704 or email info@broadlandshoa.com.

Cheers,

Sarah

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

For those dropping their children off at the schools or waiting at bus stops, please remember that double parking, parking in fire lanes, blocking intersections, as well as making u-turns in the middle of the road are all illegal.



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
August 30th	September 6th
September 13th	September 20th
September 27th	October 4th
October 11th	October 18th
November 8th	November 15th

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.

We'd Love Your Photos

Want to see your photos in the newsletter and possibly on the front cover?

We would love to see the beautiful photos you have taken in and around our community to share in our newsletter or as our cover. Send us your scenic photos of our trails, common areas, structures, community flora or fauna, events, etc.

Requirements are simple, they are:

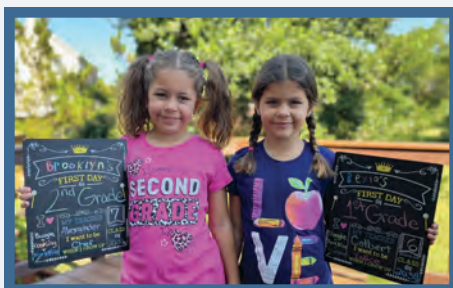
- photos must be 300dpi that can be resized
- no cropped photos
- if people or pets are in the photos, we need the person(s) or the owner of the pet's written consent.

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!



Speed Limit Concerns

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

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



Patriot Disposal Trash, Recycling, and Yard Waste Collection Schedule

Trash, Recycling, and Yard Waste Collection:

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

Trash Collection:

- Trash pick up days are Mondays and Thursdays.

Recycling Collection:

- Recycling pick up day is Thursdays.
- Recyclable materials can be co-mingled.
- Plastic bags CANNOT be recycled. The Nature Center collects bags for proper recycling. Visit broadlandshoa.org, 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 September News

September 25th, 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.

SWHOA Board of Directors July Meeting Highlights

- Future SWHOA Survey
- Reviewed monthly financials and delinquencies
- Review Action Items
- OpenBand Equipment
- FY22 Draft Audit

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

Southern Walk at Broadlands

Upcoming 2023 Election

Call for Candidates

Upcoming this Fall is the Southern Walk Board of Directors 2023 Election. 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 to Laura Marshall at Laura.Marshall@fsresidential.com by Thursday, October 12, 2023 to be included on the online ballot or can run from the floor at the Annual Meeting.

See page 20 for Nominating Petition/Application for Candidacy form.

September Covenants Corner

The Covenants Department hopes that everyone has had a wonderful summer! Hopefully the weather will cool down as autumn rolls in. As summer comes to a close, our in-depth walk through inspections will as well. With those inspections wrapping up, other inspections will commence in the community. During these inspections, we check to ensure that lawns are not overgrown and mulch beds, garden/rock beds and paver walkways are not surrounded by unwanted weeds or grass. Contact us if you have any questions or need an extension for any violations cited to you during these walk through inspections.

Once we have wrapped up the walk through inspections, we will begin new inspections that were not heavily focused on during the summer. One of these will be mailbox inspections to ensure that all mailboxes are properly maintained. The inspections will include ensuring your mailbox color matches the neighborhood's standard. If not, you will either need to apply for your current mailbox color or bring your mailbox color in compliance with the standard. Please note that if you are unsure of what the neighborhood standard is, reach out to us with questions.

Concurrently, we will be focusing on mailbox maintenance such as the painting or repair. All street address numbers should be maintained and readable. If any numbers are missing, they should be replaced by the same style and color as the existing numbers.

In addition, inspections will focus on lamp posts. Please make sure that if you have a lamp post, it is in working order, is straight, and the paint is not dull or faded.

Finally, we would like to remind our residents that as schools reopen and classes begin, please be mindful of where you park and how you drive in school zones. Everyone wants to drop off their child and get out of crazy morning traffic but remember we still need to follow and obey the rules of the road. Please refrain from blocking intersections, turning lanes, and crosswalks. Not doing so will only contribute to worsening the traffic flow as well as placing pedestrians in danger. Don't forget to be cognizant of how fast you are driving when entering a school zone or driving in a neighborhood. Students are trying to walk or bike to school and may have to cross the road. There is no prize for getting to the school the quickest, so please take it easy and be mindful of others. Also remember not to pass buses when they are making a stop to pick up/drop off students, they are equipped with red blinking lights and stop signs for a reason.

Stay safe out there and thanks for your cooperation.

The Covenants Team

Community Events

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 Hillside Park

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 - 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!



Kids Halloween Parade and Trunk or Treat - Sunday, October 29th

Costume Party Starts at 3:00pm. We will parade from the Community Center to Hillside Park for activities and a trunk or treat. Be on the lookout for parents to sign up to decorate their trunks. Kids will walk around the parking lot at Hillside Park to collect treats from participating vehicles.

Our 3rd-5th Graders' Halloween Party 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! **WITHOUT** volunteers we will have to **CANCEL!** We need help with managing setup and breakdown on the day of the event. It 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.

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 firstservicerresidential.myeventscenter.com/broadlands. Registration opens on September 1st. Please email Crystal Boswell, events@broadlandshoa.com with any questions.

Fireworks

Sourced From loudoun.gov/fireworks

Fireworks are often used to celebrate special events and holidays. However, that does not mean they are safe to use. Every year fireworks cause thousands of burns and eye injuries. The Loudoun County Fire Marshal's Office (FMO) wants you to begin planning for a safe holiday by choosing to attend a public display conducted by trained professionals.

Doing Your Own Fireworks

If you choose to purchase your own fireworks, the FMO provides important information about fireworks which can be found at loudoun.gov/fireworks. If you choose to use fireworks, proceed with caution and follow these safety tips!

- Consumer fireworks, namely sparklers and ground based fountains, are legal to possess and use on private property. You should only purchase legal consumer fireworks from a local business or roadside stand possessing a fireworks retail permit from the Loudoun County Fire Marshal's Office. These fireworks have been tested to ensure they meet the Consumer Products Safety Commission's requirements.
- Consumer fireworks that rise into the air, explode, travel laterally on the ground or emit projectiles are illegal to possess or use anywhere in Virginia. Possession and/or use of these materials is a Class 1 Misdemeanor.
- For backyard displays using legal consumer fireworks, wet down the area before use to prevent accidental fires. Ground based fireworks should be placed on open, stable, flat surfaces, keeping onlookers 20 feet. from the display.
- Adult supervision is critical! Only competent adults should ignite and supervise the use of fireworks. Adults should supervise the use of sparklers as they burn at a temperature of more than 1,200 degrees, hot enough to cause severe burns and ignite clothing. Keep children from running while using sparklers.
- Used fireworks should be placed in a metal container, soaked with water, and allowed to cool overnight in a location that is at least 15 feet. away from any building or structure. Re-check the container in the morning to ensure nothing is smoldering, then properly dispose of the wet materials.
- Never pick up fireworks that were "duds" or did not fire, as they may still be active! Wait 20 minutes and treat as spent fireworks, soaking overnight and placing in a metal container with a lid, away from any structure.

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 - Back 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 - Back 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](https://www.broadlandslive.com)

SILVER SPONSORS



Stream Valley
Veterinary Hospital



ENTERTAINMENT SPONSORS:


GRIFFIN OWENS INSURANCE
A LEAVITT GROUP COMPANY



Great Job Middle School Pool Party Volunteers!

Thank you, Back to School Middle School Pool Party Volunteers! A **HUGE** thank you goes to the Event Lead Jenny Ehlert who has been leading this event for several years now. Also thanks to parent volunteers, Cari Allen, Kim Cipriani, Michelle Tallarico, Mindy Arnwine, Katherine Trott, Lindsay Shelton, and Katrina Smith. We can't pull events off like this without volunteers. You are much appreciated!

Fall Harvest Festival is Around the Corner!

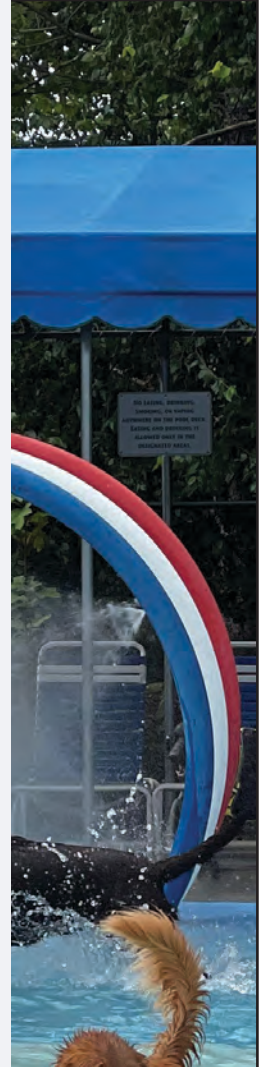
Mark Your Calendars for the Fall Harvest Festival on Saturday, October 21st, 12:00pm - 3:00pm in the Hillside Park. Join your neighbors for an afternoon of children's crafts, face painting, 360 photo booth, attractions, beer sales, and food trucks. DJ entertainment and many other fun activities. You don't want to miss this event! ID required and checked for alcohol. Want to volunteer or have questions? Email events manager, Crystal Boswell at events@broadlandshoa.com.

Celebrate 50 Years of Eventing Excellence in Morven Park!

The Morven Park International & Fall Horse Trials celebrates its 50th year of eventing competition as it returns to Morven Park, from October 12-15, 2023. Featuring dressage, show jumping, and cross-country, each discipline demonstrates the horse and rider's grace, bravery, and athleticism against the backdrop of the historic Davis Mansion in the heart of Loudoun County.

FREE and OPEN TO THE PUBLIC, the Morven Park International & Fall Horse Trials are a highlight of Morven Park's equestrian calendar each year, combining a family friendly event with national and international top level competition. In 2022, 65% of our competitors were from outside of Virginia, eager to compete at one of only six American equestrian facilities currently offering a CCI4*-L course...the same level seen at the Olympic Games!

Bring a picnic and make a day of it. Tailgate tickets are available now for this unique "horse country" experience. For more information visit morvenpark.org/.



THINKING ABOUT SELLING?

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

PREPARATION IS KEY!

Call today for a FREE strategy consultation.

703.980.4594

VOTED TOP AGENT IN 2022 & 2023

BY NORTHERN VIRGINIA MAGAZINE AND THE WASHINGTONIAN



SCAN FOR FREE
HOME VALUATION

Patricia Gallardo

Broadlands Resident & Realtor

Helping Buyers and Sellers in Loudoun County since 2014

703.980.4594 | Patricia@PKGhomes.com





Invasive Vines Eagle Scout Project

Submitted by: Robert "Robby" Krause

There are approximately 1,500 trees in the local area that have been affected by invasive vines. These vines live by suffocating the trees, draining their life, and eventually killing the tree. This leaves the animals that depend on the trees homeless. Some of these vines invaded one of Ashburn's important historical sites, the Broad Run/Stonehouse cemetery, threatening the decades old trees that inhabit it. This project was intended to help solve this problem. It would have been nearly impossible to eradicate the entire invasive vine population within Broadlands and, for the sake of greenery, the vines on the ground in the cemetery could not be removed. However, this project did help keep the vines under control and put several old growth trees out of immediate danger.

In the Broad Run Cemetery, scouts removed a few inches of the vines from the several old growth trees within the cemetery. By cutting off the vines at the foot of the trees we 'choked' out the vines in the cemetery, saving the trees, and improving the health of the local trees. We also helped to restore the cemetery by planting flowers, cleaning the fence, and picking up trash in order to make it nicer. Together with the help of nine (9) scouts and four (4) adults, we worked for four hours to complete the project on June 11th. The project not only served to improve the health of the trees and a local historical cemetery but it also got me one step closer to achieving the rank of Eagle Scout, a goal I have been working for since I first joined cub scouts over ten years ago at age 7.



Fall Native Plant Sale

What: LWC's Native Plant Sale

When: Saturday, September 9, 9:00am – 3:00pm

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

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

11:00am presentation: Native Plants for Beginners

This new presentation will include plant suggestions for a variety of growing conditions. We'll have plants on hand to take a look at, along with photos of mature plants in native garden settings. Then you can look around at what the nurseries have available.

Be sure to visit our partners' booths at the sale: Blue Ridge PRISM, The American Chestnut Foundation, Loudoun County Master Gardeners and Virginia Master Naturalists. *For more information and updates, visit: <https://loudounwildlife.org/event/fall-native-plant-sale/>.*

Brambleton Library September Programs

Tailoring Your Resume

Location: Meeting Room A

Date/Time: Wednesday, September 6 at 3:00pm

Age Group: Adults

Description: Improve your chances of getting a job interview by learning how to modify your resume and cover letter to complement a specific job posting. Stephanie Wolo from the Loudoun Workforce Resource Center shares tips.

Crafter's Choice Book Club

Location: Meeting Room B

Date/Time: Monday, September 11 at 6:30pm

Age Group: Adults

Description: Read any book you'd like, as long as it's related to this month's theme: "Have We Met?" 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

Job Interview Essentials

Location: Meeting Room A

Date/Time: Tuesday, September 26 at 2:00pm

Age Group: Adults

Description: If you're interviewing for the first time or the hundredth, Karen McClelland from Loudoun Workforce Resource Center has critical tips on what to do before, during and after a job interview. You'll also have the opportunity to practice interview questions and get useful feedback from other participants and McClelland.

IT'S A POOCH



**\$5 PER DOG
PER TIME SLOT**

POOL PARTY!

TIME SLOTS
9:00 AM – 9:50 AM
10:00 AM – 10:50 AM
11:00 AM – 11:50 AM

**SEPTEMBER 9TH 9AM - 12PM RAIN OR SHINE
SUMMERBROOKE POOL, 21580 DEMOTT DRIVE**

**END THE SUMMER WITH AN EXHILARATING SOCIALIZATION
AND EXERCISE ACTIVITY FOR YOUR POOCH!!**

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



*Empowering
Young Professionals*
FROM SUCCESS TO SIGNIFICANCE

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



Smart Home. Smart Savings.

Build your custom Smart Home Kit to take control of your home's energy usage — your way. See how you can leverage integrated energy-efficient products to reduce and manage your home's energy consumption. Earn up to \$130 in rebates!



Scan for details or visit
DomSavings.com/BroadlandsSmartHome



Lori Christ, CPA LLC

- ✓ Individual Tax Planning & Preparation
- ✓ Bookkeeping for Small Businesses
- ✓ Monthly Financial Statements
- ✓ Business Tax Consulting & Preparation
- ✓ Small Business Set up
- ✓ Sales Tax Returns, Payroll Tax Reports

Lori@LoriChristCPA.com ♦ 703-304-5173

Certified Public Accountant Serving Northern Virginia
Enrolled to Practice before the IRS

P&M CONTRACTING Your Local HandyMan Specialist

Honey-Do-Lists, Projects, & Much More!
**Installation & Repair of Roofing,
Siding, Fencing, and Gutters!**

Free Estimates
Contact Mike at 703-862-0415
or Mike.Rosario@verizon.net

Broadlands Resident Since 1999 ♦ Class A License and Insurance



Roofing, Windows, Siding and Gutters

augustineroofing.com

703.281.ROOF

\$350 OFF
All Services

\$75 OFF
All Repairs



September Loudoun Wildlife Conservancy Programs and Field Trips

By: Doreen Varblow, Loudoun Wildlife Conservancy

Writing in Nature - First Thursdays: September 7, October 5, November 2, 11:00am - 12:30pm, Gate House at Morven Park. Join Nancy Morgan, Director Emeritus, Georgetown Lombardi Arts and Humanities Program, for this monthly opportunity, to enjoy the combined health benefits of time spent in nature and writing thoughts and feelings. Writing is often considered a solo, reflective practice, but writing in the company of others can be a supportive, community-building activity that encourages regular practice. Each session is a stand-alone event...come when you are able. Registration for each session is open through the morning of the workshop. Sign up at <https://loudounwildlife.org/events/>.

Birding Banshee - Second Saturdays: September 9, October 14, 8:00am. Whether you're a beginning birder or an expert, you'll be dazzled by the many bird species you'll find at the Banshee Reeks Nature Preserve south of Leesburg. Join LWC and the Friends of Banshee Reeks for the monthly bird walk at this birding hotspot. Bring binoculars if you have them. Registration required: <https://loudounwildlife.org/events/>. Questions: Contact Joe Coleman at jcoleman@loudounwildlife.org.

Native Plant Sale - Saturday, September 9, 9:00am - 3:00pm, Morven Park, main parking lot. Native plants add beauty and interest to your garden year-round and provide habitat for wildlife. Autumn is an optimal time for planting trees and shrubs. These, plus flowers, vines, and ferns, will be available for purchase from four native plant nurseries. The will be staffed by volunteers knowledgeable about native plants. For additional information and updates, visit <https://loudounwildlife.org>. Questions: Contact Janet Locklear at jlocklear@loudounwildlife.org.

Birding Algonkian - Sunday, September 10, 8:00am, Algonkian Park. Join us on a search for birds at this large popular park in eastern Loudoun with extensive frontage on the Potomac River. Its rich bottomland forests, extensive wetlands, and grassy areas are home to numerous species of birds. We will comb the park searching for migrants, residents, and lingering summer birds. Bring binoculars if you have them. We will meet at the parking lot near Shelter 1. (Inside the park, take the road toward Volcano Island.) Registration required: <https://loudounwildlife.org/events/>.

Raptors of Virginia - Friday, September 15, 6:00pm - 7:30pm, Vanish Brewery, Lucketts. It's always a thrill to watch a Red-tailed Hawk soar beneath a bright blue sky or hear a Barred Owl call on a cold, clear night. Have you ever wondered about where they live, what they eat, or how they raise their young? We invite you into the personal lives of the magnificent birds of prey that live right in our own backyards. You'll meet our Wildlife Ambassador hawks and owls up close and learn to identify our native species, how their presence provides a valuable contribution to the health of our environment, and what we can all do to help them thrive in our increasingly human world. And you might even get to take a selfie with an owl!

Hawk Watch - Saturday, September 16, 10:00am - 1:00pm, Snickers Gap, Bluemont. Every autumn, thousands of hawks migrate south along the Blue Ridge. Join us at the Snickers Gap Hawkwatch, one of the best hawk-watching sites in the region,

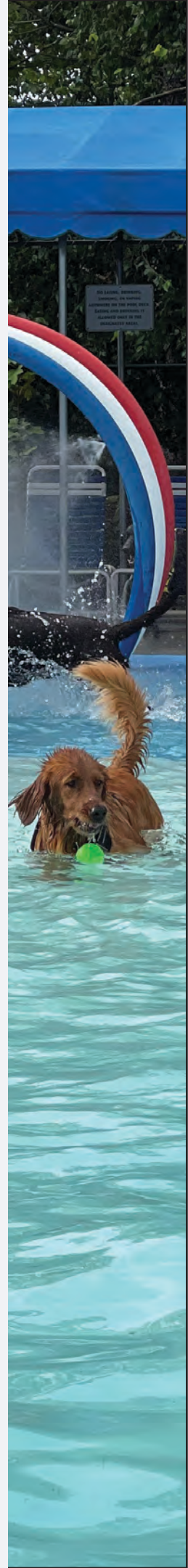
to view this phenomenon. If the weather cooperates, we should see several kinds of hawks. If we're lucky, we might even see a major push of Broad-winged Hawks as they pass over from their summer homes in North America to South America. Bring a chair if you plan to stay a while. Limit 15. Registration required: <https://loudounwildlife.org/events/>. Questions: Contact Joe Coleman at jcoleman@loudounwildlife.org.

A Year in the Life of an Owl - Sunday, September 17, 2:00pm - 3:30pm, House 6 Brewery, Ashburn. Owls are immediately recognized by everyone, even the youngest child. They have a special place in literature, mythology, and our hearts. But what is it that sets owls apart from other raptors? You will meet our four Wildlife Ambassador owls up close as they help us share what it means to be an owl. We'll explain their "superpowers" of night vision, remarkable hearing, stealth flight, and invisibility. We'll clear up some common misconceptions and divulge a few surprising owl secrets. We'll also give you some hints about where to find owls right in your neighborhood and suggest ways we can all help owls thrive in our increasingly human world. And maybe you'll get to get a selfie with your favorite owl!

Birding Bles - Third Sundays: September 17, October 15, 8:00 am. We are pleased to offer a regular bird walk at Bles Park, located along the Potomac in eastern Loudoun. More than 175 different species of birds have been observed here in a great mix of habitat. Everyone is welcome, whether you are an experienced or beginning birder. Bring binoculars if you have them. Registration required: <https://loudounwildlife.org/events/>. Questions: Contact Bryan Henson at bhenson@loudounwildlife.org.

Birding Sweet Run - Fourth Saturdays: September 23, October 28, 8:00am. Sweet Run State Park, previously known as the Blue Ridge Center for Environmental Stewardship, has 894 acres of diverse habitat consisting of vernal pools, meadows, ponds, streams, and a rich oak-hickory forest in northwestern Loudoun. It borders the Appalachian Trail and is only a couple of miles from the confluence of the Potomac and Shenandoah Rivers. Sweet Run is a wonderful sanctuary for Loudoun wildlife with numerous bird species utilizing its richness. Bring binoculars if you have them. Sweet Run Park is located just north of Neersville at 11661 Harpers Ferry Road (Rte 671); detailed directions at www.brces.org. Registration required: <https://loudounwildlife.org/events/>. Questions: Contact Joe Coleman at jcoleman@loudounwildlife.org.

Walk for Wildlife Fundraiser - October 1-31; Kickoff is 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 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? Come by the Gatehouse at Morven Park on September 23 to pick up your t-shirt, see some friends, ask questions, learn about iNaturalist, and get excited to Walk for Wildlife. Learn more about Walk for Wildlife. View directions to the Gatehouse.



Loudoun County Master Gardeners Presents 13th Annual Gardening Symposium

Submitted by: Jeanette Gandhi

Saturday, October 14, 2023

9:00am - 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. Online registration opens September 1, 2023. The cost is \$65 and participants have options to purchase a box lunch or can bring their own lunch. 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*

Bryce Lane is a semi-retired, award-winning horticulture teacher at NC State University. He has taught over 23,000 students during the past 42 years. He continues to teach at NCSU and at the JC Raulston Arboretum. Bryce produced and hosted a 3-time Emmy winning PBS NC television show called "In the Garden with Bryce Lane" from 2003 – 2013. An avid gardener, Bryce has toiled on a small one quarter acre plot for 39 years. His lecture will explore what is going on beneath the surface of the ground. He will discuss basic soil principles, and how we can use them to create soils where all our plants thrive.

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

Ian Caton has been the owner/operator of Wood Thrush Native Plant Nursery (Formerly Enchanters Garden) in Floyd, Virginia since March of 2013. Wood Thrush Native Plants is a nursery specializing in native plants of the Appalachian region including West Virginia, Virginia, Pennsylvania, Tennessee, and North Carolina. A focus of the nursery is the introduction of new and rare native plants which are little known or underappreciated in the nursery trade. While gardening, our five senses are engaged.

Madeline Potter: University of Maryland Extension Agent Associate for Horticulture, Master Gardner Coordinator for Howard County, MD

Sparkling Curiosity and Care: How the Diverse World of Insects Can Help Us Teach About Sustainable Horticulture

Madeline Potter is a Horticulture Educator and Master Gardener Coordinator with the University of Maryland Extension, as well as an entomologist. She has been teaching

about sustainable horticulture, particularly as it pertains to pest management and beneficial insect conservation for the past five years. With her background in entomological research, teaching and outreach, Madeline has reached audiences of various ages and backgrounds. Her lecture will explore impactful ways to increase sustainable horticulture engagement and accessibility through entomological themes. Madeline will discuss factors that compromise sustainability of managed landscapes and ways we can promote research-based solutions. The diverse world of insects, and their close relationships with plants, can help us spark curiosity and care about sustainable horticulture. Join Madeline to get curious about insects and learn about the educational stories' insects can help us tell.

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

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

Peggy Riccio is a horticulturist and garden communicator in Northern Virginia. Her website, pegplant.com, is an online resource for gardeners in the DC metro area. She publishes a local gardening newsletter, Pegplant's Post Gardening Newsletter, and she initiated a Facebook group called Culinary Herbs and Spices. For the past 30 years, she has written many gardening articles – probably 100 – for national gardening magazines. Recently, she wrote for Birds & Blooms, Southern Living, Horticulture, and The American Gardener. Although Peggy grows many different types of plants in her suburban garden, her passion is herbs – plants that have multiple uses. Currently, Peggy serves as the mid-Atlantic district delegate for the Herb Society of America, was two-term chair of the local Potomac Unit and writes for the Herb Society's blog.



**SHOP AND SELL AT PRIVATE RESIDENCES
THROUGHOUT THE BROADLANDS NEIGHBORHOOD**

**IF YOU WOULD LIKE TO BE INCLUDED IN THE ONLINE LISTING OF ADDRESSES,
COMPLETE THE YARD SALE SUBMISSION FORM ON THE WEBSITE AT**

BROADLANDSHOA.ORG/YARDSALE-FORM

FALL YARD SALE

**SATURDAY SEPTEMBER 30TH
8AM-2PM**

**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

CONGRATULATIONS TO OUR Super Lawyers 2023

Rhonda Wilson Paice
FAMILY LAW

Christine Mougin-Boal
FAMILY LAW

Eric Demetriades
Broadlands Resident
CRIMINAL DEFENSE

Thomas Soldan
PERSONAL INJURY FOR PLAINTIFFS

Sarah Bruns
FAMILY LAW



Left to Right:
Front Row:
Thomas C. Soldan,
Eric J. Demetriades
Second Row:
Bryan S. Turner
Sarah C. Bruns
Russet T. Perry
Daniel J. Travostino,
Rhonda Wilson Paice
Christine Mougin-Boal

Quality Representation
for all of your legal
needs – family law,
criminal defense,
personal injury, estate
planning, real estate
and business.

MARQUIS

LAW GROUP

20 West Market Street • Leesburg, Virginia 20176
(703) 777-6161 • www.marquislawgroup.com



**SERVICE
SPECIALTIES**
INC.
AIR CONDITIONING • HEATING • PLUMBING

**HEATING | COOLING
PLUMBING SPECIALISTS**

Our heating, cooling,
and plumbing services
have been keeping
Northern Virginia families
comfortable since 1979.

Visit our website to see
more special offers.

\$69
**HEATING INSPECTION
SPECIAL**

\$50 OFF
PLUMBING REPAIR



703.991.5163 ssihvac.com
LOCATED IN CHANTILLY, VA



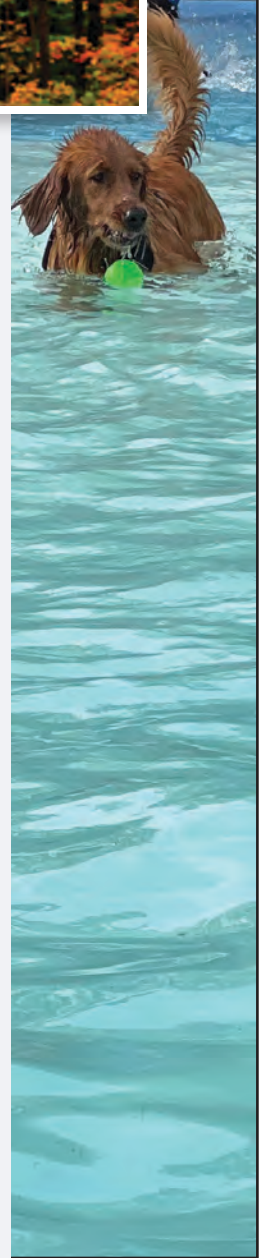


Fall Activities

Leaving the long, lazy, hot days of summer behind is not always easy but with fall following right behind there are lots of activities to look forward to in Loudoun County and Northern Virginia. September once again proves to be a good introduction to the abundant fall activities happening in our region.

Here are some to check out this month:

- **Corn Maze and Apple Harvest**, Great Country Farms, Friday & Saturdays 9/1-30
- **Nomini Bay Oyster Festival at Dirt Farm Brewery**, 9/2-3 all day
- **Plaza Party Villages at Leesburg Village** 9/2 6:00pm-9:00pm
- **Virginia Revolution Cup** at Virginia Revolution Sportsplex, 9/2-4
- **Oatlands Historic House Weekly Mansion Tours** on Fridays, Saturdays and Sundays
- **LOCO Musician Festival at 868 Estate Vineyards**, 9/3 12:00pm-9:00pm
- **Story Time: Rosie Revere Engineer**, Smithsonian National Air and Space Museum Steven F. Udvar-Hazy Center, weekly 9/5-28, 11:00am-11:30am
- **Author Talk with Nancy Spannaus: Hamilton Versus Wall Street**, Loudoun Museum, 9/7 6:30pm-7:30pm
- **Games for fun fair**, Claude Moore Park Recreation and Community Center, 9/16 10:00am-12:00pm
- **Cox Farm Festival**, Centerville, 9/17 10:00am-6:00pm
- **Bluemont Fair - bluemontfair.org**, Snickersville Turnpike, 9/16-17, 10:00am-5:00pm
- **2nd Annual Oktoberfest 5K and Kids Fun Run**, Lovettsville Community Park, 9/23, 8:00am - 4:00pm
- **Wayside Farm Fun**, Berryville, 9/23-10/29, 10:00am-6:00pm
- **Lovettsville Oktoberfest**, 9/22 – 5:00pm-11:00pm, 9/23 10:00am-11:00pm





**2023 NOMINATING PETITION / APPLICATION FOR
CANDIDACY BOARD OF DIRECTORS ELECTION**

I am interested in the affairs of the community and willing to serve on the Southern Walk at Broadlands Board of Directors. Please include my name among those applying to be on the Proxy and Ballot for the election.

Please print or type all information

CANDIDATE:

Name

Address

Telephone

Signature of Candidate

SIGNATURES OF SOUTHERN WALK AT BROADLANDS HOA OWNERS:

1

Print Homeowner Name

Signature of Homeowner

Address

2

Print Homeowner Name

Signature of Homeowner

Address

3

Print Homeowner Name

Signature of Homeowner

Address

**QUALIFICATIONS: Pertinent Biographical Information,
(attach a separate sheet of paper, if necessary):**

**Please forward your completed Nominating Petition / Application for Candidacy by
Thursday, October 12, 2023 via email to meetingprep.dcmetro@fsresidential.com or
laura.marshall@fsresidential.com. Electronic submission is strongly preferred.**

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, September 13th.* 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.

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.



Discussing Separation or Divorce with Children

Submitted By: **Dr. Michael Oberschneider, Founder and Director of Ashburn Psychological and Psychiatric Services**



Separation and divorce is fraught with emotional upheaval and adjustments and as parents, sharing the news with your children can be a very challenging moment. However, as difficult as that moment can be, there are compassionate and effective communication strategies that can significantly influence how your children navigate the forthcoming loss and all of the changes and adjustments that go with it.

When discussing separation and divorce with your children, it's important to keep in mind that the goal is to deliver the message with warmth, clarity and simplicity. What exactly you share and how you share it should be determined by your child's age and his or her comprehension level and emotional maturity. In my opinion, a structured, yet flexible, outline can guide the conversation in a reassuring and comforting manner. Your outline for your children could include the reasons for your separation (e.g., that mommy and daddy will always love one another as mother and father and as a family but no longer as husband and wife), the impending changes that will impact them (e.g., visitation and living arrangements) and the areas of their lives that will remain the same (e.g., if they're staying in the same neighborhood or school). The outline serves as a guide rather than a stringent script, ensuring a natural and fluid conversation.

Offer a consistent message. Despite your personal differences and the upset that led to your separation as a couple, as parents, it's best if you can present a unified front and narrative to your children. This

necessitates agreement on how to explain the reasons for your separation and what changes will ensue. By doing so, you will reduce the risk of confusion and further emotional distress. For example, instead of saying "Your father and I can't live together anymore", consider phrasing it as "We have decided that it's better for everyone if we live in different houses." When circumstances allow, both parents should engage in the discussion. This not only breaks the news but also reassures your children that, despite the changes in your marital status, you remain committed to their well-being as loving parents.

Steer clear of the blame game. The focus of the conversation should be on the changing family dynamics and not the assignment of blame. Negative remarks about one another can inadvertently harm your children emotionally and can potentially cause lasting damage. Try to keep your language neutral, and if larger issues are at play (e.g., an extramarital affair) be mindful of what you share with your children and how you share it.

Maintain a balance between change and consistency. Children often find solace in routines and familiarity during uncertain times. So, assuring them about the aspects of their lives that will remain the same, like their school or activities, is a good thing. Simultaneously, as parents, you will want to prepare them for any upcoming changes, such as new living arrangements, to mitigate surprise or shock.

Encourage open dialogue without pressure. As parents, it's important to promote an environment where your children feel comfortable asking questions. However, understand that many children need time to process the information, and if your children aren't ready to talk immediately, it's best if you reassure them that they can always approach you later. Letting your children know that you love them very much and are always there for them is what's most important.

Provide time for adjustment. For children, adapting to challenging new realities takes time, and the news of separation and divorce is a lot to make sense of. Thus, it's normal for children to exhibit a variety of emotions or even appear unaffected initially. Be patient and understanding and allow your children the space and time that they need to come to terms with their new circumstances.

Offer repeated reassurances. Your children will need a lot of reassurance and support during their

transition from being an intact family to being a separated and divorced one. Your children may worry if the love they've always believed in and relied on from you as parents will be there in the same ways as their family dynamic changes. Again, regularly reminding your children that your love for them as parents is steadfast and will never change is a good thing to do.

Expect a variety of reactions. Every child is unique and will process the news of separation and divorce differently. Some might express sadness, others may vent their anger, and some might not visibly react at all. Regardless of your child's response, it's crucial to validate his or her emotions and assure them that it's normal to express whatever thoughts or feelings they are having.

Focus on a brighter future. While it's necessary to acknowledge and work through the present challenges, it's also helpful for your children to see the potential of a brighter future as a family. Perhaps, as parents, you can slowly encourage your children to view this transition as a period for personal growth while also acknowledging the current and unfolding difficulties. If you've been in one unhappy marriage or home for a while, it's best to focus your children on the goal of two happy homes and your shared visions of that.

Divorce is a challenging journey for families and discussing it with your children can be daunting. However, with careful planning, open communication, and an emphasis on reassurance, positivity and patience, your initial conversation on the topic can serve to alleviate some of your children's anxieties and guide them through this transition in a healthy way. You will likely have many talks about your family and all of the changes divorce brings, and your children will need you to be there and to be strong and loving during those talks.

In the end, the most important thing is ensuring your children feel continuously loved and supported throughout this process. With your guidance, they can not only cope with these changes but also learn invaluable life skills of resilience and adaptability.

Lastly, some children struggle more than others during or after divorce, and it's important to turn to the professionals if the hurt and the upset becomes too much to handle. Professional resources, such as family therapists or child psychologists, can provide additional support during this period if needed.

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

EDUCATION/TUTORING

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:

Beauty on a Budget. Skin care packed with multiple benefits. Special offers you don't want to miss. Free samples so you can try before you buy. Customized free makeovers and expert tips. Shop at your convenience with my personal delivery. No crowds. No parking hassles. No drain on your gas tank. What better way to get all your skin care and makeup! 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 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

Tennis: BroadlandsTennis@gmail.com

Advertising Directory

EDUCATION/INSTRUCTION/LESSONS

DL Coaching	14
Primrose School at Broadlands	28
The Melody House	2

HOME SERVICES

Academy Door & Control	27
Augustine Roofing	14
Hodges Windows and Doors	2
Dominion Energy	14
Looney's Tile and Grout	27
P&M Contracting	14
Service Specialties Inc. (SSI)	18
Zampiello Paint Contractors, Inc.	28

PETS

Stream Valley Veterinary Hospital	27
Wild Birds Unlimited	28

PROFESSIONAL SERVICES

Lori Christ CPA, LLC	14
Marquis Law Group	18

REAL ESTATE

Gallardo Real Estate Group	11
----------------------------------	----



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.



LOONEY'S Tile & Grout

CLASS A LICENSED

- Tile & Grout Restoration
- Custom Tile & Installation
- Show Doors & Enclosures
- Professional Caulking & Sealing

NOW OFFERING VIRTUAL ESTIMATES

LooneysTileAndGrout.com
(703) 999-1933

Local and Family Owned with W-2 Installers

Locally Owned and Operated in Ashburn since 2009



Call Us.. We're Always There When You Need Us!

GARAGE DOOR PROBLEMS FIXED FAST

Broadlands Homeowners... Take Advantage Of Our Money Saving Fall Garage Door TUNE-UP OFFER To Ensure Reliable, Quiet Operation and Safety.



Savings Coupon
UP TO \$200 OFF
SELECT NEW GARAGE DOORS
FROM ACADEMY DOOR & CONTROL

Savings Coupon
\$20 OFF
TUNE-UP SERVICE
FROM ACADEMY DOOR & CONTROL

- Professional and Certified Technicians
- We Fix Any Garage Door Problem
- We Install New Garage Doors
- We Install New Garage Door Openers
- We Replace Broken Springs
- We Replace Broken Cables
- We Replace Garage Door Rollers
- We Offer An Unbeatable Guarantee

ACADEMY

DOOR & CONTROL CORP.

1973 • CELEBRATING 50 YEARS • 2023

www.AcademyDoor.com

SAME DAY & 24 HOUR EMERGENCY SERVICE 365 DAYS A YEAR!

Have A Question? Call us...
We're Here TO HELP YOU

703 596-8987



"Modern Medicine, Hometown Hospitality"

"All pets deserve Concierge Care. We have been the other family doctor for many local families spanning 20 years! We strive to ensure that your best friend enjoys a long and comfortable life with your family."

Mary A. Corey, D.V.M.

- Preventive & Diagnostic Medicine
- Surgery & Dentistry • Obedience Classes •
- Boarding • Doggie Daycare • Professional Grooming

- | | | |
|--|---|--|
| Emergencies
Pet emergency?
Let us triage and
treat or stabilize! | Behavior Consultations
Listening troubles?
We'll "Better the Bond"
by helping solve any
behavior issues. | Exotic Care
Furry, feathered or
scaled pet not
feeling well? We will
be their doctor too. |
|--|---|--|



Hours of Operation
Monday - Friday: 7 AM - 7 PM
Saturday: 8 AM - 3 PM
Sunday (boarder pick up only): 5 PM - 7 PM



Modern Medicine • Hometown Hospitality

Stream Valley
Veterinary Hospital



We're just a few feet away!



703.723.1017
42902 Waxpool Road
Ashburn, Virginia 20148
www.streamvalleyvet.com

Follow us!



@streamvalleyvet

BROADLANDS

21907 Claiborne Parkway
Broadlands, VA 20148



We know how young children learn best.

Our Balanced Learning® approach combines character development with play and academics to give children a strong, well-rounded foundation for learning and life.

The Leader in Early Education and Care®

Accredited Programs for Infants Through Private Kindergarten & After School



Primrose School of Ashburn

ASHBURN NORTH: 44830 Lakeview Overlook Plaza | 703.724.9050 | PrimroseAshburn.com
BROADLANDS: 21367 Shale Ridge Court | 703.724.4200 | PrimroseBroadlands.com

Each Primrose School is a privately owned and operated franchise. © 2023 Primrose School Franchising, LLC. All Rights Reserved.



White-breasted Nuthatch
Modern Rustic Tail Prop Suet Feeder



Back to Basics

As summer winds down, be sure your yard has the basics - feeders filled with foods that help birds prepare for the trials of fall and winter.

20% OFF

One Regularly-priced Item*

Use Code: BASICS20

*Valid in-store at the Ashburn Wild Birds Unlimited store or by shopping online. One discount per purchase. Offer not valid on previous purchases, gift cards, purchase of DSC memberships or sale items. Offer valid thru 9/18/23

44110 Ashburn Shopping Plz, Unit 174, Ashburn, VA 20147
(703) 687-4020 • www.wbu.com/ashburn

BIRD FOOD • FEEDERS • GARDEN ACCENTS • UNIQUE GIFTS



Zampiello PAINT

Contractors, Inc.

"Quality Paint Services Since 1992"



PAINTING YOUR NEIGHBORHOOD ONE HOME AT A TIME

Interior Painting • Exterior Painting
Rotten Wood Repair • Drywall Repair
Siding/Deck/Fence Pressure Wash
Deck Stain • Crown/Chair Rail Install

Call or visit us today!

703-263-1000
zampiellopaint.com

License & Insured
VA 270533961A



14107 Mariah Court • Chantilly, VA 20151