

NOVEMBER 2023

BROADLANDS

Our Neck of the Woods



Happy Thanksgiving

Official Newsletter of the Broadlands Homeowners Association

PREMIER OUTDOOR LIGHTING

Join more than 200,000 homeowners in trusting America's #1 lighting specialist to transform your home with added beautification, safety and security.

- CURB APPEAL
- LANDSCAPES
- PATHWAYS
- OUTDOOR SPACES
- HOLIDAY



**COMPLIMENTARY
DESIGN CONSULTATION**

703-935-5771

OutdoorLights.com/nova

LP
OUTDOORLIGHTING
PERSPECTIVES®



Locally owned & operated by
Gary Cobb and Anna Amselle



SAVE THE DATE
NOVEMBER
11

Please help feed the hungry!

Scouts will be in the Broadlands and Goose Creek neighborhoods on November 11 collecting non-perishable food and pantry items for Mobile Hope and Backpack Buddies. No glass items, please.

Please watch your neighborhood social media and HOA communications for more information!

Suggested Donation Items

Lunch-size milk (shelf-stable)	Peanut butter & jelly
Individual juice boxes	Canned fruit, veggies & beans
Packages/cups of ramen noodles	Rice
Granola bars	Pasta & sauce
Applesauce cups	Oatmeal packets
Canned protein	Peanut butter/cheese cracker packets
Hearty soups	Boxes/cups of mac & cheese

To join scouting visit: **BeAScout.org**

BROADLANDS



IN THIS ISSUE:

Scouting for Food	2
Holiday Trash and Recycling Collection	7
Nighttime Driving Safety	10
UMC Thanksgiving Fun Run	11
Water Storage Tank Rehabilitation Project	12
Bingo Night	13
JK Black Oak Wildlife Sanctuary	15
Befriending Butterflies All Winter	16
Don't Top Trees	18
Emotional Cheating	19
Brambleton Library Programs	23

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, November 14th - 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 - October 17th Meeting Highlights

- Reviewed a presentation from CyrusOne regarding the plans for the data center on the property adjacent the LCPS administrative building
- Did not take action on a resident request to request compensation for homeowners affected by the proposed section 104 rezoning
- Approved the proposed amended Design Guidelines for patios
- Approved the proposed amended Design Guidelines for play equipment
- Approved the proposed amended Design Guidelines for porches
- Approved the proposed amended Design Guidelines for sidewalks and walkways
- Approved the proposed amended Design Guidelines for siding
- Approved the proposed amended Design Guidelines for signs
- Approved a common area landscaping application for erosion control on Harvest Green Terrace
- Approved an asphalt trail and drainage remediation proposal from Finley Asphalt
- Approved a proposal for stump removal from HLS
- Approved a proposal for turf renovation from HLS
- Approved a proposal for tree replacements from HLS
- Approved a proposal for landscape enhancements from HLS
- Approved a Cat6 data run proposal from Communication In Action
- Held twelve hearings, granted a request for a 60 day extension, 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.

NOVEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 National Authors Day	2	3 National Sandwich Day	4
5 Daylight Saving Time Ends	6	7 Election Day HOA offices closed for Election Day	8 National STEM Day Modification Subcommittee Submissions Due 12:00pm - NC	9 Newsletter submissions due - 12:00pm	10 HOA offices closed for the Veterans Holiday	11 Veterans Day Scouting For Food Pick up Day
12 Diwali	13 World Kindness Day	14 National Pickle Day HOA Board Meeting 6:00pm - Virtual Events Committee Meeting 6:30pm - Virtual	15 Modification Subcommittee Meeting 7:00pm - Virtual	16	17 National Take a Hike Day Bingo Night 6:00pm - CC	18
19	20 Universal Children's Day	21 World Hello Day	22 HOA Offices Close at Noon for Thanksgiving	23 Thanksgiving Day HOA Offices Closed for Thanksgiving No trash/recycling pick up	24 HOA Offices Closed for Thanksgiving	25 International Day for the Elimination of Violence Trash/recycling make up day
26 National Cake Day	27	28 Giving Tuesday	29	30	 EQUAL HOUSING OPPORTUNITY	

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

Budget Preparation

Fall is a busy season in Broadlands with back to school, sports, travel, and holiday preparations for Thanksgiving, Chanukah, Diwali, Ramadan, Kwanzaa, Chinese New Year, Christmas, Winter Solstice, Santa Lucia Day, Three Kings Day, New Year's Eve and New Year's Day. Shorter days mean cramming in more outdoor activities during fewer daytime hours and this bustle is no different for your HOA office.

While the pools have closed and been winterized and the long days and warm nights filled with summer concerts and movies are now dark and crisp, we still keep occupied with events, inspections, rentals, and lots of special projects. We haven't quite hunkered down for snow just yet, but we've got plenty to stay busy wrapping up everything before year end. The trail system in Broadlands is extensive and requires much maintenance and upkeep. Several portions of the trail were moved up on the reserve schedule so that they could be repaired from tree roots, settling, flooding, and other elemental damage.

Fall also brings budget season, which finds the HOA staff hustling to put together an accurate budget to present to the Board for approval. We track down everything from projected utility costs for our various facilities to changes in maintenance contracts and needs. From projecting staffing needs for the upcoming year to anticipating both capital and reserve projects. Increases in minimum wage, fuel prices, vehicles, labor shortages, parts shortages, and inflation have led to increases all over the board these past few years. Staff ruthlessly analyzes the operations and works to locate cost savings to make better use of your hard-earned money and the Board

thoroughly reviews the details to be sure we are protecting your most valuable asset: your home. The budget process takes months of planning and research, but in the end, the parties involved have put together the best budget in anticipation of expenses for the following year.

As we prepare for winter, I hope you all take a moment to stop and take in a breath of the crisp air, clear dark skies, and enjoy the beauty of the fall colors. The holidays will be upon us before we know it.

Cheers,

Sarah

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



Modifications Information

Per Article 7, Section 7.5 (a) Additions, Alterations, or Improvements by the Owners - "No person shall make any addition, alteration, or improvement in or to any Lot or any portion of the Property... which is visible from the exterior of the Lot or such portion of the Property, without the prior written consent of the Covenants Committee."

If you are unsure if approval is required for your project, contact Robin Crews, Modifications/ Resale Manager at rcrews@broadlandshoa.com or 703-520-9902. The Committee meets virtually at 7:00pm on the first and third Wednesdays of the month March-October and the third week of the month November-February. *If you wish to attend a meeting, contact Robin Crew, rcrews@broadlandshoa.com.* Applications must be submitted by noon on the Wednesday before the meeting by emailing them to rcrews@broadlandshoa.com or delivering them to the Nature Center drop box at 21907 Claiborne Parkway.

Please review the Design Guidelines and submission requirements at broadlandshoa.org/design-guidelines. Failure to include all required information will delay review of your application. Once the Committee has reached a decision, the results will be delivered via email. If an email address is not provided, results will be mailed. Emails will be sent from no-reply@smartwebs365.com should you wish to add this email address to your contact list to ensure prompt delivery. Please check your inbox and junk/spam folders or contact the HOA office at 703-520-9902 if you have not received your results within 10 days following the meeting.



Modifications Subcommittee Submission and Meeting Dates

Submission Deadline By Noon	Meeting Date
November 8th	November 15th
December 13th.....	December 20th
January 10th	January 17th
February 14th.....	February 21st
February 28th.....	March 6th

Only applications with complete documentation received by the deadline will be reviewed at the next subcommittee meeting

Are You Selling Your Home?

Save yourself time and aggravation by ensuring you have approved applications for all exterior changes or additions made on your property before listing your home. Walk around your home and look for any maintenance violations such as siding repair, exterior trim maintenance, fence/deck repair, any staining touch up, or roof repair. Refer to your property plat to locate your property lines because you may have accidentally placed something in the common area that will need to be removed before settlement.

When you sell your home you are required to request a resale disclosure package for the buyer. Once the request has been executed, it notifies the HOA to come to your property to perform a resale inspection. The inspectors will look for any structures that have not been approved by the Modifications Subcommittee, that are not in compliance, and for maintenance violations. The results of the resale inspection are embedded in the resale disclosure package that is provided for the buyer. It is the seller's responsibility to rectify all violations found on the property before settlement of the home. If the violations are not rectified before settlement, then the new owner will be responsible.

There are submission procedures on the HOA website, broadlandshoa.org, 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.



Holiday Trash and Recycling Collection

Patriot Disposal's office will be closed and services will not be provided on Thanksgiving, Christmas and New Year's Day. Please review the following modified holiday schedule to ensure your trash/recycling is placed out on the appropriate service day:

Week of Thanksgiving

Thanksgiving Day - Thursday, November 23rd:

- Thursday's regularly scheduled services will be provided on Saturday, November 25th.

Week of Christmas

Christmas Day - Monday, December 25th:

All services for the week will be moved one day to the right:

- Monday's regularly scheduled services will be provided on Tuesday, December 26th.
- Thursday's regularly scheduled services will be provided on Friday, December 29th.

Week of New Years

New Year's Day - Monday, January 1st:

All services for the week will be moved one day to the right:

- Monday's regularly scheduled services will be provided on Tuesday, January 2nd.
- Thursday's regularly scheduled services will be provided on Friday, January 5th.

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. Please remove your political signs by November 13.

Modification Guidelines

Before you make any modification change or addition to the exterior of your home, an application is required for the Modifications Subcommittee to review. Please refer to Design Guidelines (Modifications), broadlandshoa.org/for-residents/design-guidelines/, for more details and submission requirements.

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 November News

No Meeting in November and December

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 October Meeting Highlights

- Future SWHOA Survey
- Reviewed monthly financials and delinquencies
- Review Action Items
- OpenBand Equipment
- FY 2024 Budget

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

BOARD OF DIRECTORS

General Inquiries

Laura Marshall, Property Manager
info@swhoab.com

President

Shashi Aadipudi
vicepresident2022@swhoab.com

Treasurer

Gregory Stone
treasurer@swhoab.com

Secretary

Michael Simpson
secretary2023@swhoab.com

Director

Harish Viswanathan
director2@swhoab.com

Director

B Shekar Setty
director3@swhoab.com

Covenants Corner

November Inspections

During this time of year, we are all feeling the autumnal coolness in the air and fall foliage is beginning to drop. Inside our homes, we are probably housecleaning in preparation for winter and a wonderful fall season. At this time of year, don't forget housecleaning on the outside of your homes is just as important as the inside.

Here are some tips to assist with winter preparation for the exterior of your home:

- Cleanup your flower beds and trim back your bushes and trees.
- Leaves will be falling soon so please keep your yard tidy by raking and bagging them or lawn mowing them into mulch. Also it is helpful to keep any storm drains around your property free of leaf and debris.
- Make sure that your mailbox is in good shape. If your mailbox post needs a bit of TLC, give it a coat of fresh stain with an HOA approved color or replace the post with a new one. You may wish to use Main Street Mailboxes, 571-379-8454.
- Touch up paint and replace missing shutters and trim on your home.
- Clean mildew or dirt off of your siding.

The HOA along with our landscaper and arborist work to identify limbs and branches blocking sidewalks and street signs and to notify homeowners of the outstanding issues. If you still see any of these issues, please contact our office at 703-520-9903 so that we may get them resolved.

Beginning November 1st, we will start night time inspections of homeowners' exterior pole lights to make sure they are in working order. Please check your lights and replace any burned out bulbs. If they still do not work, you may need to replace the light sensor on the pole or make sure the circuit breaker (dedicated switch) to the pole light is working. If all else fails, it may be time to call the electrician.

We are here to help you keep your community safe and beautiful. Please remember to contact our office at covenants@broadlandshoa.com or 703-520-9903 with any problems or concerns.

Have a wonderful fall season, a safe rest of the year, and as always, thank you for your cooperation.

Sincerely,
Your Covenants
Team



Community Events

Bingo

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

Winter Wonderland

Friday, December 1, 5:00pm-8:00pm at Southern Walk Pool Parking Lot

Holiday Market

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

Broadlands is the place to be in 2023!



Please Keep Common Areas Clean

Under Article 8, Section 8.2: (e) of the Declarations "No person shall place or cause or permit anything to be placed on or in any of the Common Area. Nothing shall be altered or constructed in or removed from the Common Area..."

- Please do not leave any personal items or items not intended by the HOA in the common areas. Our landscapers have been directed to remove and discard debris of all kinds from the common areas including forts. If any items are removed by the HOA they cannot be recovered.
- Additionally, do not discard any yard debris in the common areas such as leaves, branches, grass clippings, etc. You will be responsible to remove any yard debris if placed in the common area.
- Do not dump rubbish, waste matter, refuse, garbage, trash, dead animals or other debris of every kind and description. You will be responsible to remove any debris if placed in the common area.

Vendors are Still Being Accepted for the 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!

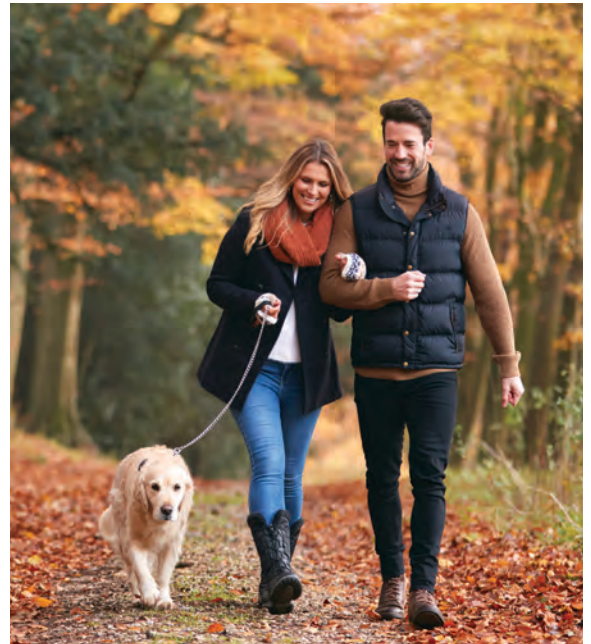
Register at firstservicerresidential.myeventscenr.com/broadlands. Registration ends November 27th. Please email Crystal Boswell, Events Manager, events@broadlandshoa.com with any questions.



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. You can also visit <https://lfportal.loudoun.gov/Forms/TrafficComplaint> to file online traffic complaints.



Scoop the Poop...

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

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

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

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

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



Tips for Safe Nighttime Driving

Source: Community Association Institute

Driving at night can be tricky—especially through neighborhoods or dimly lit landscapes—so it's important to keep in mind a few basic guidelines to make sure you and your vehicle both are well-prepared for the trip. Consider the following suggestions to help get you to your destination safely.

Ensure Headlights Are Aimed Properly

If you think your headlights are casting light too far above or below your line of vision on the road, you may need to adjust their aim. You can do this either by following instructions in your vehicle owner's manual or seeking help from a vehicle maintenance professional.

Dim Dashboard Lights

Most vehicle makes and models come with a dimmer for the instrument panel. Make sure it's set to the lowest brightness to limit distraction. Also turn off overhead or visor lights while driving, which also can limit visibility at night.

Beware of Tinted Glasses

Yellow lenses sold to enhance nighttime driving could actually decrease visibility instead of amplify colors and objects. If you wear prescription lenses, opt for an anti-reflective coating and clean them thoroughly and frequently to optimize effectiveness at night.

Learn How to Spot Animals and Objects

While driving at night, be on the lookout for wildlife creatures' eyes, which can easily be spotted as pairs of glowing retinas. Animals' eyes—like raccoons or deer—typically will reflect the light from your headlights long before their true shapes come into view.

Don't Focus on Headlights in Oncoming Traffic

Keep your eyes on the road in front of you and avoid looking into the headlights of oncoming traffic—especially if you notice a car using the high-beam headlight setting. If the headlights on the car behind you cause a glare in your rearview mirror, adjust the mirror.

Clean Your Windshield

Use a clean microfiber cloth or newspaper to clean the windshield—inside and out. Make sure the windshield is streak- and smudge-free before driving at night, and try to avoid wiping window condensation with your hands. Fingerprints and oils from your skin can cause streaks that limit visibility in the dark.

Know When to Use Your Fog Lights

Many vehicles come equipped with fog lights, which typically are located underneath the front headlights and are aimed low, where fog usually appears on the road. Fog lights also can be useful on a particularly dark road to further illuminate your path.

Adjust Your Exterior Mirrors

Pointing your side-view mirrors down slightly can help reduce glare from other drivers' headlights and still allow you to see by tipping your head forward a few inches.

Have Your Eyes Checked

Your eyes' ability to keep moving and scan the landscape rather than solely focus on one spot is imperative for successful nighttime driving. Visit your eye doctor for regular checkups to determine whether prescription lenses could help you see better at night.

Crossroads UMC Thanksgiving Fun Run

Whether you run to win, run for fun, run to support a good cause, or run just because you want a guilt-free day of eating - plan to join us for the 30th Running of the Ashburn Farm 10K/5K and 2K Fun Run Thanksgiving Day in person or virtual races! Join us for your Thanksgiving Day tradition!

All proceeds from the run support the mission outreach of Crossroads UMC – local, regional and international. This includes providing food and emergency financial

assistance, coats and boots to the unhoused, offering English as a 2nd Language classes, mission trips to help build homes in Guatemala, and continuing to support students in Uganda.

To register, visit <https://runsignup.com/Race/register/?racelid=100190>



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



Thinking of
selling
your home?

Get a HOME IMPROVEMENT and
REAL ESTATE EXPERT in your corner!

FREE

HOME COMPARATIVE MARKET ANALYSIS.

Thinking of buying or selling? Let's chat over coffee.
Schedule a coffee with Patricia



Patricia Gallardo

Realtor® | Associate Broker

703.980.4594

Patricia@PKGHomes.com

www.LivingInLoudoun.com

PLATINUM GROUP REAL ESTATE | real



Commute comfortably in Loudoun County

Public transit and rideshare options make commuting a breeze.

Learn more at
loudoun.gov/commute

LOUDOUN
COUNTY
VIRGINIA

Transit and
Commuter Services

Broadlands Water Storage Tank 1 Rehabilitation Project

Submitted by: Loudoun Water

This project includes a full exterior and interior coating of a 2,500,000-gallon fluted column elevated water storage tank along with several misc. improvements such as:

- Foundation repair at tank doors.
- Installation of roof handrail and painter's railing.
- Replacement of roof hatches and vents.
- Replacement of valves for draining the tank.
- Installation of sample piping.

This maintenance project will extend the useful life of the Broadlands Tank 1 by protecting the tank from corrosion (and by extension protecting water quality) and improving safety for our staff. This project is expected to kick off on 10/16/2023 and end by 4/13/2024. The heaviest activity will be during the 11/1/2023 to 3/15/2024 period. The Tank is located near the intersection of Belmont Ridge Rd. and Dulles Greenway (VA-267) and the street address is 21270 Belmont Ridge Rd, Ashburn VA 20148.

More information can be found at: <https://www.loudounwater.org/current-projects/broadlands-water-storage-tank-1-rehabilitation-project>.



Roofing, Windows, Siding and Gutters

augustineroofing.com

703.281.ROOF

\$350 OFF
All Services

\$75 OFF
All Repairs





BINGO NIGHT



NOVEMBER 17TH 6PM-8PM

DOORS OPEN AT 6:00PM

GAME STARTS AT 6:30PM

\$5 ENTRY

**INCLUDES A SLICE OF
PIZZA AND BEVERAGE**

ONLINE REGISTRATION:

**FIRSTSERVICERESIDENTIAL.MYEVENTSCENTER.COM
/BROADLANDS**

LOCATION:

**COMMUNITY CENTER
43004 WAXPOOL ROAD
BROADLANDS VA 20148**

**EACH ATTENDEE MUST
PURCHASE A TICKET**

A VISIT WITH SANTA AT
BROADLANDS

Winter Wonderland

FRIDAY, DECEMBER 1ST 5PM-8PM

SOUTHERN WALK POOL

TREATS|CRAFTS|HOT COCOA|MAGICAL
SURPRISES INCLUDING A VISIT WITH SANTA



THIS EVENT WILL TAKE PLACE OUTDOORS,
SO PLEASE BE SURE TO DRESS WARM!



A New Generation of Trees is Protected at JK Black Oak Wildlife Sanctuary in Lucketts

After eight months and five volunteer work days, three deer exclusion fences have been installed in the oak-hickory forest at JK Black Oak Wildlife Sanctuary in Lucketts. These fences will protect tree seedlings and other native vegetation from being browsed by White-tailed Deer and will allow the understory to recover inside the fences. In addition, 100 tree cages were installed to protect tree seedlings from deer.

The project was made possible by the Society for Ecological Restoration's Standards-based Restoration in Action program in collaboration with Microsoft. It is intended as a pilot project that has the potential to be scaled up to increase the overall impact over time, protecting larger areas of biodiversity to the benefit of wildlife and humans.

When Loudoun Wildlife Conservancy purchased the 89-acre property in 2020, the mature oak-hickory forest, which has been documented back to at least 1937, had been overgrown with invasive species and subject to significant deer pressure, resulting in a degraded ecosystem. With the help of over 200 community volunteers, Loudoun Wildlife has begun restoring the ecological value of the property, which includes globally rare wetlands.

"We are grateful for the financial and technical support from Microsoft and the Society of Ecological Restoration to bring this project to life to help protect and enhance the biodiversity at JK Black Oak Wildlife Sanctuary. We are thankful for all of the volunteers who made this project possible, and we look forward to continuing our partnership to increase the ecological value of our property," said Michael Myers, Executive Director of Loudoun Wildlife Conservancy.

"Microsoft is proud to have collaborated with Society and Ecological Restoration to deliver standards-based ecological restoration with Loudoun Wildlife Conservancy in Loudoun County, Virginia, USA. We are excited to help implement restoration solutions on the ground that benefit both nature and people. This project has conserved biodiversity through volunteer efforts in support of our commitment to support the environmental health of the communities we work in," said Holly Beale, Senior Program Manager for Microsoft.

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

DON'T MISS

Live2Lead

Become a Leader that others look up to!

Align with World-Class Leaders.

Make meaningful connections

LEADERSHIP Series

Two part series: Nov 30 & Dec 7

John C. Maxwell
#1 Leadership Expert and Best-Selling Author

Ryan Leak
Speaker, Executive Coach, WSJ Best-Selling Author

Kendra Scott
Designer, Founder, Executive Chairwoman

Marcus Buckingham
Best-Selling Author, Global Researcher, Strengths Specialist

← REGISTER

deborahleben.com



Befriending the Butterflies All Winter

Sourced from: Plant NOVA Natives/Plant NOVA Trees

Where do butterflies go in the winter? If you are picturing the adults hibernating like bears, that's actually not that far from the truth for a few of them, including Mourning Cloak butterflies. This handsome creature reappears very early in the spring because it overwinters as an adult in crevices of bark or in leaf litter. Most butterflies and moths overwinter as eggs, larvae or pupae, starting off in the treetops and riding the leaves down in the autumn. Once they land in our yards, what happens next is up to us. To support butterflies, planting the native plants that are their food source is only half the job. The other half is to create the conditions that allow the butterflies and other beings to complete their life cycles.

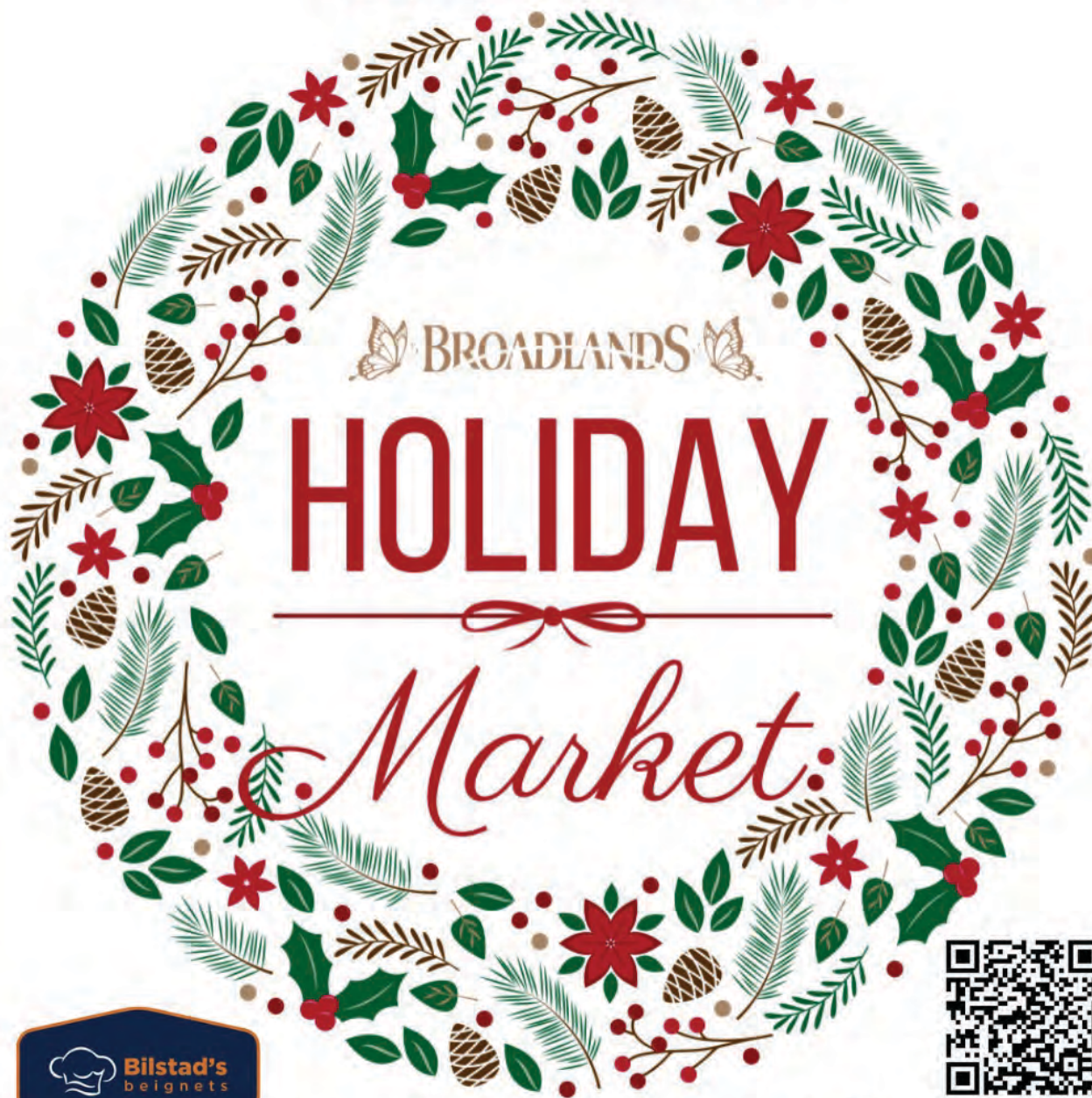
Many of us were raised to think that dead leaves should be ejected from our yards as quickly as possible. The concern was that they would smother the grass. Green grass all winter was seen as a sign of a healthy landscape. It turns out that we had that exactly backwards, because the natural color of winter in the Mid-Atlantic is golden brown with a sprinkling of dark green evergreens, not the light green of turf grasses that were imported from Europe. But for those who want a green lawn, dead leaves add valuable organic matter to the soil, making fertilizer unnecessary. It is surprising how quickly dead leaves shrivel up and disappear if there aren't too many of them. If they are piled too thickly on the grass, they can be spread under shrubs or trees where the shade makes lawn a poor choice anyway, or added to a flower bed,

or consolidated in a pile to turn into compost. They can also be left in place on the lawn by mowing them over with the lawn mower, although of course shredding the leaves may also mean shredding the butterflies.

Another landscaping misconception that has been turned on its head is the idea that garden beds need to be "cleaned up" for the winter by cutting the plants down to the ground and removing the stalks. If instead the native plants are left standing over the winter and the leaves left underneath, the garden will provide a source of seeds for the birds and shelter for a myriad of other little critters including native bees and fireflies. What formerly might have been a dead landscape made up of empty mulch beds is transformed into a scene of life and growth, even if most of it is not immediately apparent to the human eye. In some ways, caring for a landscape that supports life means working less, not more, with less work needed for tidying. Admittedly, humans have devised ways to save even more labor (and labor costs) by turning yards into barren landscapes where every weed is suppressed by chemicals or by thick expanses of toxic mulch that have been sprayed with herbicides, barely a step removed from asphalt in terms of ecological value. Fortunately, as a species we are coming to see that welcoming life into our yards benefits us as well as our fellow beings. For some basic tips on how to achieve these benefits, see the management plan page of the Plant NOVA Natives website, plantnovanatives.org.

SATURDAY, DECEMBER 2ND, 2023 ● 11:00AM-3:00PM

SOUTHERN WALK POOL



● OUTDOOR WINTER MARKET ●

LOCAL ARTISANS AND MORE!

Rain date: Sunday, December 3. Same time and location.



Follow us for event details:
BROADLANDSHOA.ORG/COMMUNITY-EVENTS

—— Vendors sign up at: <https://firstserviceresidential.myeventscenter.com/broadlands> ——

Don't Top Trees!

What is Topping?

Topping is the indiscriminate cutting back of tree branches to stub or lateral branches that are not large to assume the terminal role. Other names for topping include “heading”, “tipping”, “hat-racking”, and “rounding over”. The most common reason given for topping is to reduce the size of the tree. People often feel that their trees have become too large for their property. They fear that tall trees may pose a hazard. Topping, however will make a tree more hazardous in the long term.

Topping Stresses Trees

Topping often removes 50-100% of the leaves in a tree. Since the leaves are the ‘food factories’ of a tree, this can temporarily ‘starve’ the tree. The severity of the pruning triggers a sort of survival mechanism. The tree activates dormant buds under the bark which forces the rapid growth of multiple shoots between each cut. The tree does this in order to produce a new crop of leaves as soon as possible. If the tree does not have enough stored energy to produce the new leaves, the tree can be seriously weakened and can possibly die. A stressed tree is more vulnerable to insects and disease. Large, open wounds expose the sapwood and heartwood to attack. The tree may lack sufficient energy to ‘defend’ the wounds against invasion. Some insects are attracted to stressed trees by chemical signals which occur when the tree is in stress.

Topping Causes Decay

The proper location to make a pruning cut is just beyond the branch collar where the branch is attached. The tree is biologically equipped to close these wounds at a relatively quick pace. Cuts made along a limb and between branches create stubs with wounds that the tree may not be able to close. The exposed wood tissues then begin to decay. Normally, trees can ‘wall off’ a decay attack but when they are fighting on multiple fronts (such as growing new branches and leaves after topping occurs) they lack sufficient resources to properly halt the decay. This decay can then spread down the branches and into the trunk.

Topping Creates Hazards

The survival mechanism that causes a tree to produce multiple shoots below each topping cut comes at a great expense to the tree. These shoots develop from buds near the surface of old branches. Unlike normal branches that develop with a ‘socket-like’ attachment of overlapping wood tissues, these new shoots are attached only

in the outermost layers of the parent branch. The new shoots grow very quickly – sometimes as much as 20 feet in one year. Given the poor attachment of these branches, they are very susceptible to breaking, especially in windy conditions. The irony is that while the goal was to reduce the trees height to make it tree safer, it is far more hazardous than it was before.

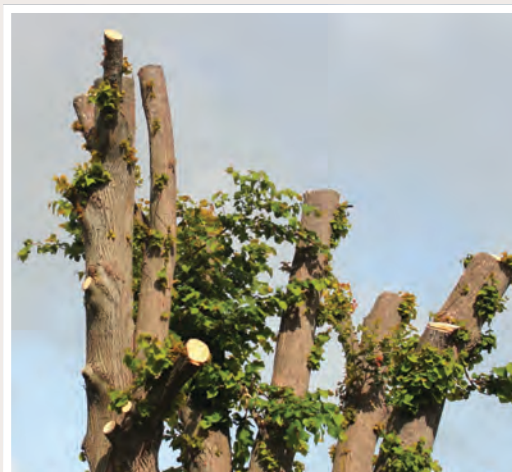
Alternatives

There are times when a tree must be reduced in height or spread and there are recommended techniques for achieving this. Branches should be removed back to their point of origin when possible. If a branch must be shortened, it should be cut back to a lateral limb that is at least 1/3 the diameter of the branch being removed. This method helps to preserve the health of the tree as well as the natural form. If large cuts are involved, however, the tree may not be able to close over the wounds. Sometimes the best solution is to remove the tree and replace it with a species that is more appropriate to the site.

Jeremy W. Baker, ISA Certified Arborist

Questions? Call 571-508-8892

Adapted with permission from ‘Why Topping Hurts Trees’, ISA





Is Emotional Cheating Real? What To Do If it Happens

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

In today's interconnected world, relationships have evolved in myriad ways, and while physical infidelity is well recognized, another form of betrayal, often less visible but equally impactful, has emerged - emotional cheating.

As a psychologist in private practice, the topic of emotional cheating or emotional affairs comes up often. Just this past week, a client's girlfriend became upset when she discovered that the client "liked" his ex's social media post. Over the years, several of my married clients have also shared with me that they've secretly reconnected with an old flame on Facebook; and, while most of them say that it's fine to do, the majority of them have acknowledged that their partners wouldn't like it if discovered. Another current married client of mine frequently has lunch with a male co-worker she finds attractive because that co-worker and she have a lot in common. As I've shared with my clients, these sort of behaviors on their own may not lead to a physical affair, but the motivation to experience a deeper connection with someone other than your partner is still problematic. Unfortunately, I've seen the profound and painful effects of emotional affairs on relationships when they continue, become something more or are uncovered by a partner.

So, What is an Emotional Affair?

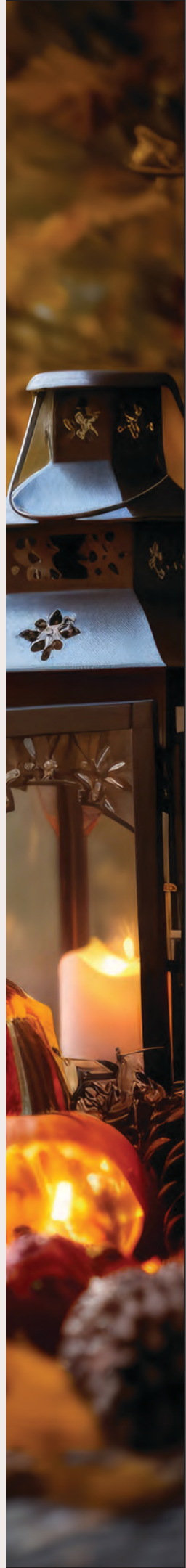
At its core, an emotional affair occurs when one partner forms a deep emotional bond with someone outside their primary relationship, often in secrecy or with excluding their partner in the process. This bond can be as intimate, if not more so, than a physical relationship. It's characterized by sharing personal insights, seeking emotional support, and forming a connection that typically belongs in a committed relationship.

So, What Are the Signs of Emotional Cheating?

Recognizing emotional infidelity can be challenging since it doesn't carry the overt markers of physical cheating. However, some signs might indicate its presence:

1. **Secrecy and Privacy:** if a partner is hiding conversations or meetings with a "friend," that is a red flag.
2. **Emotional Distance:** a sudden emotional withdrawal from the primary relationship can indicate that emotional energy is being directed elsewhere.
3. **Talking About the Other Person:** if your partner frequently mentions a particular person, sharing their thoughts, feelings, and experiences, it might be a sign of an emotional connection that's gone too far.

Emotional Cheating Continued on page 22





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



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 Area Clubs and Groups

Includes **Broadlands** and surrounding **Ashburn** area clubs and groups. To be included on this list or if your club has an announcement or an event you would like published, please email Newsletter@broadlandshoa.com.

ASHBURN TOASTMASTERS

Holding Online Meetings. Please contact our VP of Membership, vp-703053@toastmastersclubs.org, for the URL to join our meetings. Check our website, ashburn.toastmastersclubs.org for meetings calendar.

BRAMBLETON LADIES GOLF LEAGUE

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 Tuesday, November 14th. There will be no meeting in December.* For more information and the zoom link, email Crystal Boswell, events manager, at events@broadlandshoa.com.

BROADLANDS LIVE! COMMITTEE

The Broadlands Live Committee will begin planning in January 2024. 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 in person every other Tuesday, 5:00pm-6:00pm 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.



Emotional Cheating Continued from page 19

4. **Defensiveness:** when confronted, the partner might become defensive or dismissive about the relationship, insisting that it's just a friendship.

But is Emotional Cheating Really Cheating?

This is a complex question. Some would argue that without physical intimacy, it isn't cheating. However, from an interpersonal perspective, and from what I've experienced as a psychologist with clients, the emotional bond and intimacy shared in an emotional affair can be as, if not more, damaging to a relationship or marriage than a physical one. Emotional affairs can erode trust, create feelings of betrayal, and destabilize the primary relationship's foundation. In essence and in my opinion, if a relationship's boundaries are crossed, regardless of the nature, it constitutes cheating.

So, What Causes Emotional Cheating or Emotional Affairs? Several Factors Can Lead to Emotional Infidelity:

1. **Unmet Emotional Needs:** when emotional needs aren't met in the primary relationship, individuals might seek fulfillment elsewhere.
2. **Seeking Validation:** a new connection can provide validation, especially if someone feels undervalued in their primary relationship.
3. **Life Transitions:** major life changes, like a new job or moving to a new city, can create stressors

and vulnerabilities that lead to emotional affairs.

4. **Digital Connectivity:** the digital age has made it easier to connect with others, blurring the lines between innocent friendships and deeper emotional connections.

5. **Getting Older:** most physical affairs happen in middle age because people miss their younger selves, or they feel less attractive or desirable with age. Emotional affairs can also become attractive during this phase of life for the same reasons.

6. **Escape and Boredom:** an affair (physical or emotional) temporarily allows one to get away from the children, the bills and the mounting and mundane responsibilities. It can also be exciting to connect with someone deeply with no obligations or strings attached.

So, What Should You Do If You've Become Too Emotionally Connected to Someone Other Than My Partner?

1. **Self-Reflect:** think through what's causing you to seek out a strong emotional connection with someone outside of your relationship or marriage? What's missing within you and/or within your current relationship? By gaining insight and self-awareness, you'll be in a better position to make need changes.
2. **Stop and/or Set Boundaries:** once you realize what's motivating you to seek a connection with someone outside of your relationship, setting boundaries or discontinuing contact with that individual is advised.
3. **Communicate with Your partner:** by reconnecting with your partner, and by working through the things you don't like or the apparent problems in your relationship, you can get back to a solid place again as a couple.
4. **Seek Professional Help:** communication alone might or might not be enough to resolve relationship conflicts or struggles. When the problems in your relationship, and/or the drive to seek a connection with someone other than your partner is too strong or too complicated, working with a couple's or marriage therapist is also advised.

In conclusion, emotional cheating, while lacking the physicality of traditional affairs, carries significant emotional weight. It's essential for individuals and couples to recognize its signs and understand its implications. Self-reflection, open communication, setting boundaries, and seeking professional help when needed can prevent emotional affairs and heal relationships affected by them.

DECA District Leadership Conference

The annual Region 1 DECA District Leadership Conference (DLC) event is approaching, and we need your help again this year! We are seeking volunteers to serve as Event Judges and Event Proctors on Saturday, December 2, 2023.

This is an in-person event at Briar Woods High School located at 22525 Belmont Ridge Road, Ashburn, VA 20148. Volunteers are needed from approximately 8:00am - 12:00pm

Please complete the interest form (DLC 2023 Volunteer Form), 2023 LCPS DECA District Competition Volunteer (google.com), if you are available and would like to participate then Select Briar Woods as "How did you hear about DLC?" Please share this opportunity with others who may be interested in volunteering.

Thank you for your consideration and we sincerely appreciate your support each year!

- BWHS DECA



Brambleton Library November Programs

Calling All ESOL Volunteers!

Location: Meeting Room A

Date/Time: Ongoing

Age Group: Adults

Description: Calling all ESOL volunteers! Brambleton Library needs volunteers to tutor English learners in our One-on-One ESOL Tutoring service. No previous experience is necessary. Please contact Bethany Hawkins at bethany.hawkins@loudoun.gov if you would like to learn more.

Crafter's Choice Book Club

Location: Meeting Room B

Date and Time: Monday, November 6, 6:30pm

Age Group: Adults

Description: Read any book you'd like that's related to this month's theme: "Monstrous." 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.

Pie Decorating with Lauren Ko

Location: Live Online

Date: Thursday, November 16, 2023, 7:00pm

Age Group: Adults

Description: Make your seasonal pies look extraordinary with pie decorating tips from professional baker Lauren Ko, known for her New York Times bestselling cookbook *Pieometry* and popular Instagram account @lokokitchen. Get the link for this program 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

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

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.

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.

PATRICK KAYMAR PHOTOGRAPHY

It's that time of year again for family photos! Our team works to create custom packages for all our client and family's needs. From big families to couples, and everything in between, Patrick Kaymar Photography creates beautiful photographs for all. patrickkaymarphoto.com. Contact: patrickkaymar@gmail.com (202) 350 -1717.

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

DL Coaching	15
Primrose School at Broadlands	28

HOME SERVICES

Academy Door & Control	27
Augustine Roofing	12
Hodges Windows and Doors	20
Dominion Energy	11
Looney's Tile and Grout	27
Outdoor Lighting	2
P&M Contracting	15
Service Specialties Inc. (SSI)	20
Zampiello Paint Contractors, Inc.	28

PETS

Stream Valley Veterinary Hospital	27
Wild Birds Unlimited	28

PROFESSIONAL SERVICES

Lori Christ CPA, LLC	15
----------------------------	----

REAL ESTATE

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

TRANSPORTATION

Loudoun County Transit	12
------------------------------	----



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... Cold Weather Can Have A Significant Negative Effect On Garage Doors! Take Advantage Of Our COLD WEATHER Garage Door TUNE-UP OFFER To Ensure Reliable, Quiet Operation and Safety.



Over 50 Years Of Satisfied Customers!

- 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

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

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

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	Behavior Consultations	Exotic Care
Pet emergency? Let us triage and treat or stabilize!	Listening troubles? We'll "Better the Bond" by helping solve any behavior issues.	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



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

NOW ENROLLING SCHOOL YEAR 2023-24



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.



Thankful for
you!

Save during our Customer Appreciation Event

\$10 OFF \$60*

Use Code: THANKS10

*Valid in-store at the Ashburn Wild Birds Unlimited store or by shopping online. One discount per purchase. Offer cannot be combined with other coupons. Offer not valid on previous purchases, gift cards, DSC memberships or sale items.

Offer valid thru 11/13/23.



Black-capped Chickadee & Downy Woodpecker
Jim's Birdacious® Bark Butter®



44110 Ashburn Shopping Plz, Unit 174, Ashburn, VA 20147
(703) 687-4020 • mywbu.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