

DECEMBER 2023

BROADLANDS

Our Neck of the Woods

*Happy
Holidays*



Please see 2024 monthly assessments on pages 12-17

Official Newsletter of the Broadlands Homeowners Association

Thank You!

I would like to thank those of you in the community that came out to support our events this year! Special shout-out to the dedicated volunteers that showed up to make each event a success. We couldn't have done it without you. We are always in need of more volunteers to help us plan and execute these events. Whether it's joining the Events Committee or simply lending a hand at one of our events, we welcome your support. If you are interested in getting involved, please email me at events@broadlandshoa.com.

Cheers to a great New Year!
Crystal R. Boswell, Events Manager

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IN THIS ISSUE:

Volunteer Thank You	2
Holiday Trash and Recycling Collection	7
2024 Assessments Worksheet	9
Winter Wonderland Event	10
2024 Assessments and Budget	12-17
Holiday Market	19
Holiday Events Around Town	20
Christmas Tree Safety	21
Signature at Broadlands	22
Broadlands Live Season 19 Wrap-up	23
How to Talk to Your Child About the Hamas-Israel Conflict	26
Winter Pet Safety	27

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	25
Useful Numbers	27
Classifieds	28
HOA Contacts	29

Board of Directors Upcoming Virtual Meeting Tuesday, December 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 - November 14th Meeting Highlights

- Approved the minutes of the September 14, 2023 Board Meeting
- Discussed recent bullet and porch pirate incidents in the community
- Directed management to investigate options for signage, video surveillance, and license plate readers
- Directed management to obtain pricing for power meter and electrical work to isolate tunnel lighting from path lighting
- Approved the proposed amended Design Guidelines for doors
- Approved the proposed amended Design Guidelines for rain barrels
- Approved the proposed amended Design Guidelines for security devices
- Approved the proposed amended Design Guidelines for shutters
- Approved the proposed amended Design Guidelines for skylights
- Approved the proposed amended Design Guidelines for spas and hot tubs
- Approved the proposed amended Design Guidelines for swimming pools
- Approved the proposed amended Design Guidelines for trash and recycle bins
- Approved the proposed amended Design Guidelines for tree removal
- Approved the proposed amended Design Guidelines for trellises and arbors
- Approved the proposed amended Design Guidelines for windows
- Confirmed the modification subcommittee authority to approve applications for tying into HOA owned perimeter fencing located up to five feet into the common area
- Approved the 2023 audit and tax return preparation from Malvin, Riggins & Co
- Approved a proposal for concrete lifting and grinding from Concrete Jack
- Approved a contract addendum for the 2024 pool management season from High Sierra
- Approved the 2024 budget and assessment levels
- Approved a proposal for landscape planting near the Community Center parking lot from HLS
- Held forty two hearings, granted a request for a 30 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.

DECEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Winter Wonderland 5:00pm - SW Parking Lot	2 Holiday Market 11:00am - SW Parking Lot
3	4	5	6 Finland Independence Day Modification Subcommittee Submissions Due 12:00pm - NC	7 Pearl Harbor Remembrance Hanukkah (Start)	8 Newsletter submissions due - 12:00pm	9
10	11 Green Monday	12 HOA Board Meeting 6:00pm - Virtual	13 National Cocoa Day Modification Subcommittee Meeting 7:00pm - Virtual	14	15 Bill of Rights Day	16
17 Wright Brothers Day	18	19	20	21 Start of Winter (Winter Solstice)	22 HOA Offices Closed for Christmas	23
24 New Year's Eve 31	25 Christmas HOA Offices Closed for Christmas No Trash/recycling collection	26 Kwanzaa (Start) Boxing Day Trash/recycling make up day	27	28 No trash/recycling collection	29 HOA Offices Closed for New Years Trash/recycling make up day	30

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

Year End Wrap Up

Time flies when you're having fun and what a lot of fun we had in 2023! Residents of Broadlands are fortunate to live in a master planned community with a wide variety of amenities and events. In addition to the routine maintenance of our roads, pools, landscaping, streetlights, and tot lots (to name a few), we worked to make improvements to the community to add to your home value and hosted some fantastic events to increase your sense of community. Here are just a few of the things your HOA made happen this year!

- Daubed our cards a the new and successful Bingo Night series
- Danced a little jig at the St. Paddy's Day Block Party
- Ran our hearts out at the Van Metre 5K
- Hopped around the garden with Peter Cottontail at the Eggstravaganza
- Marveled at service and show vehicle at the Truck Show, benefitting Comfort Cases
- Bought and sold and the spring and fall yard sales
- Celebrated moms and dads
- Swam, cycled, and ran at the mini triathlon
- Splashed around at pool parties with dive-in movies and float nights
- Rocked out at the 19th season of the Broadlands Live concerts
- Commemorated 28 years of Broadlands at the Summer Celebration
- Engaged with the police force National Night Out
- Matriculated to Middle School at the Back to School Party
- Frolicked with the pups at the Pooch Pool Party
- Gathered at the Fall Harvest Festival
- Showed off our costumes at the Halloween Parade
- Mashed with Monsters at the 3-5th graders Halloween Party
- Wondered with Santa at the Winter Wonderland (right around the corner!)
- Shopped for goodies at the Holiday Market (coming soon)
- Collected donations for deserving charities such as Women Giving Back, the Dulles Food Pantry, and Comfort Cases

- Repaved and rejuvenated the private roads and community parking lots
- Completed color coating on the Stone House tennis courts
- Upgraded three tot lots and created two new play areas with accessible play equipment
- Reviewed every Design Guideline and updated as needed
- Added more pool furniture
- Rebuilt retaining walls
- Worked with the county and VDOT on speed hump installation
- Supported Eagle Scout projects for adding trail signage and removing invasive plants in the cemetery
- Improved the grounds by refurbishing landscaping beds, replacing trees, and renovating turf areas
- Replaced fire lane signs and painted curbs
- Painted light poles
- Repaired damaged portions of the nature trails
- Repaired trip hazards on community owned sidewalks

Exciting plans for the remainder of 2023 and early 2024 include redoing the whitecoat at Southern Walk pool, resurfacing the beach entry and upgrading the fountain feature at Summerbrooke pool. Work continues on the renovation of the Nature Center and we hope to reoccupy the space in early 2024.

We look forward to a prosperous and productive New Year and are eager to see what it brings.

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
December 6th.....	December 13th
January 10th	January 17th
February 14th.....	February 21st
February 28th.....	March 6th
March 13th	March 20th

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 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.

Christmas Tree Collection

Tuesday, January 2nd

Monday, January 8th

- All tinsel and decorations must be removed, and trees should not be placed in plastic bags.
- Collection of Christmas trees may be impacted by the national labor shortage; if a tree is placed curbside for collection on yard waste collection day and is not picked up, please LEAVE IT OUT at the curb and collection will be completed as soon as possible.



Community Events

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!



Patriot Disposal Trash, Recycling, and Yard Waste Collection Schedule

Trash, Recycling, and Yard Waste Collection:

- Place toters 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 December News No Meeting Scheduled for 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 November Meeting Highlights

- Reviewed monthly financials and delinquencies
- Delinquency Hearings

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>.

2024 SWHOA Assessments remain at \$75 per month. 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 December Inspections

We hope you had a wonderful Thanksgiving and stayed warm as we move into the colder months. As the days shorten and nights grow longer, we want to make you aware of some important items we will be inspecting this winter.

For your safety, we will be conducting light pole inspections in the evening to ensure they are functioning correctly to brighten up these dark winter nights.

Many of your neighbors walk in the evening and need the lights to move around safely. Frequently, they contact our office to report non-working light poles. Please be sure to check your light poles at night to make sure that they are working correctly.

If your light pole is off and adding new light bulbs does not remedy the issue, there may be a few items to check before calling an electrician. The first item you should check is to make sure that your circuit breaker for the light hasn't tripped. If the circuit breaker is on and the light is still not working, then check the photocell on your light pole, it may need to be replaced or adjusted. If neither of these fixes resolve the problem, there may be a wiring issue and an electrician should be called. In addition to checking to ensure the lights are on, we will also be checking the light poles during the day to ensure that they are maintained. Faded light poles should be touched up and repainted black.

We will be inspecting the condition of your mailboxes and mailbox address numbers. Please check the condition of your mailbox, post, and address numbers to ensure everything is well maintained. If the paint on your mailbox or post is fading or you need to replace your mailbox, please contact the HOA Modification Manager, Robin Crews, at rcrews@broadlandshoa.com to find out what is an approved color and/or style. If any portions of your mailbox post have degraded or are damaged, it may be time to either replace the damaged portion or replace the mailbox entirely. If your mailbox is missing any address numbers, please be sure to replace the missing address numbers with numbers that match the same color and style as your current ones or replace all the address numbers with another approved style.

We will continue our usual inspections to ensure that trash and recycling bins are placed away on non-trash days. Please take a look at your homes when you can and make sure there are no missing shutters, damaged items, or unsightly issues that need your attention.

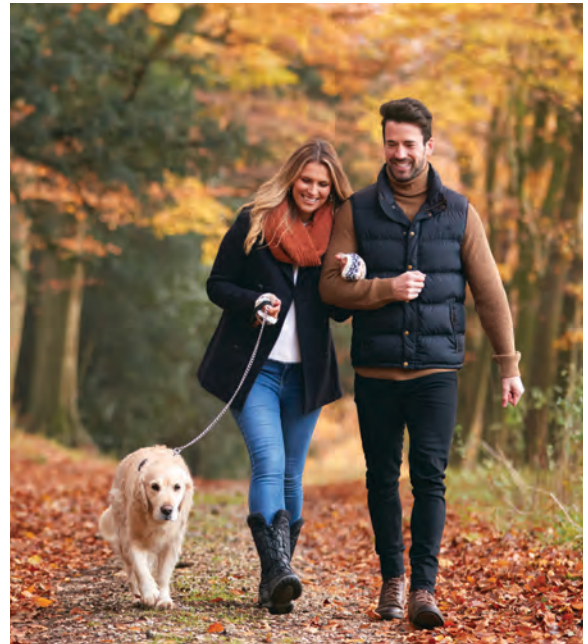
A special thank you to all of you for taking such good care of your homes and taking pride in your community.

Suzan and Anders



2024 ASSESSMENTS

Unit Type	2024 Rate
All Home Types Common Assessment	\$77.00
Single Family/VDOT Streets	
General Assessment	\$77.00
Single Family Trash Assessment	\$26.00
Single Family VDOT Street Total Monthly Assessment	\$103.00
Hillside SF Homes VDOT Streets	
General Assessment	\$77.00
Single Family Trash Assessment	\$26.00
Hillside Private Lawn Maintenance Assessment	\$62.00
Hillside SF Home VDOT Street Total Monthly Assessment	\$165.00
Single Family/Private Streets	
General Assessment	\$77.00
Single Family Trash Assessment	\$26.00
Single Family Private Street Assessment	\$21.00
Single Family Private Street Total Monthly Assessment	\$124.00
Courtyard/Hillside Private Street Homes	
General Assessment	\$77.00
Single Family Trash Assessment	\$26.00
Single Family Private Street Assessment	\$21.00
Courtyard Homes Private Lawn Maintenance Assessment	\$62.00
Courtyard/Hillside Private Street Total Monthly Assessment	\$186.00
Town Homes	
General Assessment	\$77.00
Townhome Trash Maintenance Assessment	\$20.00
Townhome Grounds and Road Maintenance Assessment	\$23.00
Townhome Total Monthly Assessment	\$120.00
Villa Town Homes	
General Assessment	\$77.00
Townhome Trash Maintenance Assessment	\$20.00
Townhome Grounds and Road Maintenance Assessment	\$23.00
Villa Private Lawn Maintenance Assessment	\$22.00
Villa Total Monthly Assessment	\$142.00
Demott & Silver Town Homes	
General Assessment	\$77.00
Townhome Trash Maintenance Assessment	\$20.00
Townhome Grounds and Road Maintenance Assessment	\$23.00
D&S Private Lawn Maintenance Assessment	\$33.00
D&S Town Home Total Monthly Assessment	\$153.00
Demott & Silver Condominiums	
General Assessment	\$77.00
Trash Maintenance Assessment	\$20.00
Common Grounds and Road Maintenance Assessment	\$23.00
Demott & Silver Condo Total Monthly Assessment	\$120.00
Villages and Signature Condominium Monthly Assessment	\$77.00
Multi-Family Units (Apartments)	
Class E Apartment Unit Assessment	\$57.15



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.

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!

SIGN UP TO VOLUNTEER

<https://www.signupgenius.com/go/20F0B4DA5A923A6FC1-45454777-winter#/>
Contact Crystal Boswell at events@broadlandshoa.com if you have any questions.



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BROADLANDS

Association, Inc.

Dear Homeowners,

The following pages present the approved 2024 Operating Budget for Broadlands Association, Inc. as approved at the November 2023 Board of Directors Meeting. As done every year, the Board of Directors and Management work diligently to control expenses and generate income to keep assessments as low as possible, while continuing to provide quality services and amenities to the community.

The Board of Directors approved a \$4.00 monthly increase in the General Assessment – from \$73.00 to \$77.00, which all homeowners (single family, townhome, and condominium owners) pay equally to cover the common expenses of the association, such as community buildings, pools, tennis courts, trails, tot lots, events, common area landscaping, and administration. For the Demott & Silver townhomes units and the Courtyard/Hillside homes receiving private lot landscaping services, the assessments increased in accordance with the contracts, by \$1.00 and \$2.00 per month, respectively.

Prior to the January 1, 2024 payment due date, please review your payment system to be sure it reflects the correct amount. If you pay via your personal bank bill pay, please adjust your payment amount to ensure both timely and complete payments. ***If you utilize ClickPay, please ensure that you have adjusted the amount to be paid to reflect the 2024 rate or set your account to automatically pay the balance in full, which will accommodate any future changes in the assessments. Often, owners do not update the payment amount when a new assessment level is established and after several months, an outstanding balance accumulates, and a late fee is generated.*** If your account is set to pay a specific amount, only you can update the payment amount for the 2024 rate, and you must do so before the payment is due.

Assessment coupons will be mailed to all owners at the address on file with FirstService Residential who are not enrolled in ClickPay recurring payments. If you have not received your coupons by December 15, 2023, please contact the Customer Care Call Center at 866-433-3187 or by email at AR.DCMetro@fsresidential.com. If you participate in ClickPay recurring payments (Auto Pay) through FirstService Residential, you will ***NOT*** receive a coupon booklet and the assessments will be automatically deducted from your account.

Owners can make convenient and secure payments online through ClickPay. Payments can be made via e-Check (free) or Credit/Debit Card (fees apply) for a one-time payment or to set up automatic payments, eliminating a missed or late payment and the Association charging a late fee to your account. To use ClickPay to pay assessments online or to sign up for automatic payments, please visit www.ClickPay.com/FirstService and create an account using the account number on your payment coupon. Please call 888-354-0135 (option 1) for assistance with ClickPay. If you select the option to always pay the balance in full, you will not need to update the payment amount if the assessment changes in the future.

BROADLANDS

Association, Inc.

The Assessment Fees for 2024:

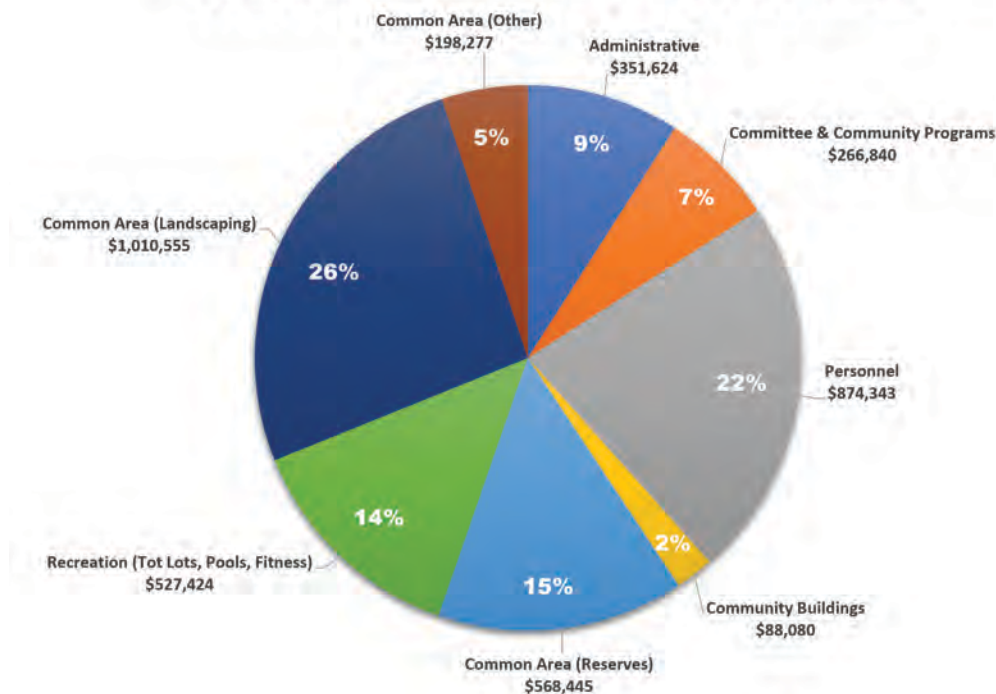
Single Family Homes on VDOT Streets	\$103.00 per month
Hillside SF Homes on VDOT Streets	\$165.00 per month
Single Family Homes on Private Street	\$124.00 per month
Courtyard/Hillside Private Street Homes	\$186.00 per month
Town Homes	\$120.00 per month
Villa Town Homes	\$142.00 per month
Demott & Silver Town Homes	\$153.00 per month
Condominium Units (Signature and Villages)	\$ 77.00 per month

If you have questions regarding the budget or assessment levels, please contact the General Manager, Sarah Gerstein, or address the Board of Directors at the next monthly Board Meeting on Tuesday, December 12, 2023, at 6:00pm being held virtually via Zoom – see website prior to the meeting for connection information.

We look forward to providing continued great service to our residents in 2024, whatever it may bring. Best wishes for a safe holiday season and New Year!

The 2023-2024 Board of Directors
Broadlands Association, Inc.

2024 General Expenses Budget Overview



Broadlands Association, Inc. 2024 Approved Budget

INCOME

Common Expense Assessments	\$3,197,117
Townhouse/D&S Condo CA Grounds, Trash, Private Street Assessments	\$719,433
Single Family Detached Trash Assessments	\$606,164
Single Family Detached Private Street Assessments	\$94,752
Courtyard Home Lawn Maintenance Assessments	\$268,460
Villa Home Lawn Maintenance Assessments	\$6,864
Demott & Silver Town Home Lawn Maintenance Assessments	\$37,455
Class E (Multi-Family Apartments) Assessments	\$364,876
Interest Income	\$137,902
Miscellaneous	\$2,000
Newsletter Advertising	\$54,000
Violation and Mowing Fees	\$6,300
Late/Demand Letter Fees	\$20,520
Legal Fee Reimbursement	\$3,600
Recreation Income	\$102,500
Resale Fee Income	\$18,126
Community Center Rental	\$18,000
GRAND TOTAL INCOME	<u>\$5,658,069</u>

EXPENSES

Administrative

Financial Management Contract	\$89,916
Collection Costs	\$11,970
Insurance Policy	\$77,943
Audit/Tax Return Preparation	\$12,845
Income Taxes	\$5,000
Legal Fees General	\$4,000
Legal Fees Collection Activity	\$14,400
Printing & Copying	\$15,000
Mobile App	\$1,500
Postage & Delivery	\$12,000
Office Supplies/Equipment/Furniture	\$12,000
Computer Maintenance and Licenses	\$36,480
Smartwebs Architectural Software/Phone	\$13,820
Voting Software	\$5,000
Postage Machine Lease and Supplies	\$2,200
Coupons and Payment Processing	\$13,340
Bad Debt	\$10,000

Board Meeting Minutes	\$2,860
Vehicle Expenses	\$2,300
Miscellaneous Administrative	\$9,050
Total Administrative Expenses	\$351,624

Committees and Community Programs

Events Committee	\$50,000
Broadlands Live Concert Series	\$15,000
Community Outreach	\$7,000
Newsletter Printing and Mailing	\$90,000
Programming Support	\$91,840
Volunteer Expenses	\$10,000
Technology Committee	\$3,000
Total Committee and Community Programs	\$266,840

Personnel

Salaries	\$721,926
Payroll Taxes	\$56,540
Employee Insurance	\$49,952
Retirement Program	\$21,046
Staff Membership Fees, Education & Training	\$12,000
Mileage/Cell Reimbursement	\$5,400
Payroll Processing Fee	\$7,480
Total Personnel	\$874,343

TOTAL ADMIN, PROGRAMS & PERSONNEL **\$1,492,807**

OPERATING EXPENSES

Community Buildings

Community Building Gas	\$8,000
Community Building Electric	\$5,000
Community Building Water & Sewer	\$2,500
Community Building Cable and Phones	\$20,520
Community Buildings Cleaning	\$25,060
Community Building Maintenance & Repair	\$10,000
Community Building Snow Plowing & Sidewalk Clearing	\$10,000
Community Building Fire Systems	\$7,000
Total Community Buildings	\$88,080

Common Area

Grounds Maintenance Common Area Contract	\$679,788
Grounds Maintenance Common Area Non Contract	\$115,000
Sidewalk/Trail/Stone House Snow Clearing	\$30,000
Watering Services	\$40,000
Common Area Electricity	\$23,000
Lighting Maintenance	\$47,000
Tree Care	\$175,767
Mutt Mitt Service, Supplies, Installation	\$49,620
Pond Maintenance	\$18,000
Pond Electricity	\$3,000
Security Cameras	\$15,657
General Maintenance/Casual Labor	\$12,000
Common Area Reserves	\$568,445
Total Common Area	\$1,777,277

Recreation

Pool Management	\$350,000
Pool Electricity	\$18,000
Pool Water & Sewer	\$24,000
Pool Phones/Internet	\$7,824
Pool Supplies	\$18,000
Pool Fire Sprinkler System Maintenance & Repair	\$4,500
Pool and Fitness Software/Passes	\$3,600
Fitness Equipment Service	\$5,000
Pool Repair	\$42,000
Pool Parties	\$4,500
Tot Lots, Trail Amenities Repair & Maintenance	\$40,000
Recreation Court Repair & Maintenance	\$10,000
Total Recreation	\$527,424

TOTAL OPERATING EXPENSES **\$2,392,781**

GRAND TOTAL COMMON EXPENSES **\$3,885,588**

LIMITED COMMON AREA EXPENSES**Townhouse Expense**

Townhouse/Condo Trash Removal	\$328,806
Townhouse Grounds Maintenance	\$175,100
Townhouse Snow Plowing	\$60,000
Townhouse Private Street Reserves	\$177,884

Total Townhouse Expenses	\$741,790
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Single Family Detached Expense

Single Family Trash Removal	\$623,865
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Single Family Private Street Expense

Single Family Private Streets Snow Plowing	\$18,651
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Single Family Private Street Reserves	\$76,101
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Sub-Total	\$94,752
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Courtyard Home Expense

Courtyard Homes Grounds Maintenance	\$267,594
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Villa Home Expense

Villa Town Homes Grounds Maintenance	\$7,070
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Demott & Silver TH Expense

Demott & Silver TH Private Yard Maintenance	\$37,410
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GRAND TOTAL ALL EXPENSES	<u>\$5,658,069</u>
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GRAND TOTAL INCOME	<u>\$5,658,069</u>
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NET INCOME (LOSS)	<u>\$0</u>
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REPLACEMENT RESERVE STATEMENT

In accordance with the Virginia Property Owners Association Act, Broadlands Association, Inc. is funding its reserve account at or above the levels recommended in the November 7, 2019 Replacement Reserve Study completed by Miller + Dodson Associates, Inc. As of January 1, 2024, the association is projected to hold a combined \$3,697,401.261 in reserve accounts for common areas and private roads. Broadlands has budgeted 2024 reserve allocations to be in line with the Reserve Study recommendations of funding the reserves at a combined total of \$793,430 annually. The Reserve Study identified 339 items that will require periodic replacement over 40 years that are to be funded from Replacement Reserves and uses the cash flow funding method. Reserve contributions are made monthly and are administered by an independent financial advisor who distributes funds into laddered Certificate of Deposits in accordance with FDIC laws. There is sufficient cash in the accounts to cover the current funding requirement outlined by the study.



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



● OUTDOOR WINTER MARKET ●

LOCAL ARTISANS, FACE PAINTING, BOUNCY HOUSES 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> ——

Holiday Events Around Town



December 2—6:00pm

Holiday Tree Lighting on Town Green
Leesburg, Leesburgva.gov

December 2, 3 & 4—time varies

Christmas in Middleburg
Middleburg, Christmasinmiddleburg.org

December 2—5:00pm–7:00pm

11th Annual Tree Lighting at Oneloudoun
Ashburn, Oneloudoun.com

December 4—10:00am-4pm

Holiday Fine Arts & Crafts Show @ Ida Lee
Leesburg, Leesburgva.gov

December 9—6:00pm

Annual Christmas & Holiday Parade
Leesburg, Leesburgva.gov

December 9—time varies

Holidays in Purcellville
Purcellville, Purcellvilleva.gov

Now thru January 7—time varies

Drive, Walk, & Skate Light Displays
Novaparks.com/nova-parks-lights

December 7-23—time varies

Winter Lights Walk
Purcellville, Franklinparkartscenter.org

December—dates and time varies

Holiday Events at the Villages of Leesburg
Leesburg, Villageatleesburg.com/events

Christmas Tree Safety



As you deck the halls this holiday season, be fire smart. A small fire that spreads to a Christmas tree can grow large very quickly.



PICKING THE TREE

- Choose a tree with fresh, green needles that do not fall off when touched.



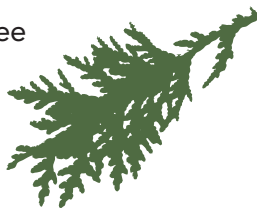
PLACING THE TREE

- Before placing the tree in the stand, cut 2" from the base of the trunk.
- Make sure the tree is at least three feet away from any heat source, like fireplaces, radiators, candles, heat vents or lights.
- Make sure the tree is not blocking an exit.
- Add water to the tree stand. Be sure to add water daily.



LIGHTING THE TREE

- Use lights that are listed by a qualified testing laboratory. Some lights are only for indoor or outdoor use.
- Replace any string of lights with worn or broken cords or loose bulb connections. Read manufacturer's instructions for number of light strands to connect.
- Never use lit candles to decorate the tree.
- Always turn off Christmas tree lights before leaving home or going to bed.



After Christmas

Get rid of the tree after Christmas or when it is dry. Dried-out trees are a fire danger and should not be left in the home or garage, or placed outside against the home.

Check with your local community to find a recycling program.

Bring outdoor electrical lights inside after the holidays to prevent hazards and make them last longer.

FACTS

- ! **Almost one third** of home Christmas tree fires are caused by electrical problems.
- ! Although Christmas tree fires are not common, when they do occur, they are more likely to be serious.
- ! A heat source too close to the tree causes more than **one in every five** of the fires.



Your Source for SAFETY Information

NFPA Public Education Division • 1 Batterymarch Park, Quincy, MA 02169

www.nfpa.org/education ©NFPA 2020

The Signature at Broadlands



The Signature at Broadlands is one of three age 55 and up, Active Adult Communities within the greater Broadlands Community. The Signature began occupancy in June of 2019 and was fully occupied by the third quarter of 2020. The community consists of two buildings and 45 two and three bedroom units spread over four floors. It is tucked back among the trees at 43095 and 43091 Wynridge Drive, within walking distance of Southern Walk pool, Mill Run Elementary School and Southern Walk Shopping Center. A recently added Loudoun County bus stop provides convenience to the Ashburn Metro Station and other local amenities. The Community has a combination of residents who either work, are retired, or both. Many live near their children and grandchildren in the area.

The communities Board of Directors consists of three seats. We have multiple committees in operation at present and are always looking for more community members to join a committee or run for office. Marlene Hammond is currently President of The Signatures Board. Like the other 55 and up communities and other sub-HOA groups within Broadlands, we are responsible for the operation and maintenance of our facilities and also are members of the broader Broadlands HOA.

As Covid subsided, residents were able to engage with each other more and the community formed what has become a very active Social Committee. The Committee sponsors quarterly gatherings in our Social Room or on our rooftop terrace when weather allows. These have been great opportunities for residents to meet, greet and get to know each other better. As with most social committees, I am sure, the challenge is to expand participation, get more people involved and continue to come up with new, entertaining and exciting ideas for social activities. We, as a community, are very grateful for the hard work and effort our committee has put into bringing people together in the last year or so.

Parking Reminders

All residents and visitors shall observe and abide by the Broadlands Association, Inc. Parking Regulations and those of State and Loudoun County authorities. Vehicles parked in violation of any such regulations may be towed at the owner's sole risk and expense.

The following are frequently observed violations:

- Parking within 15 feet of a fire hydrant.
- Parking within 10 feet on either side of a mailbox.
- Parking within 20 feet of the intersection of curb lines or, if none, within 15 feet of the intersection of property lines at an intersection.
- Parking along a yellow curb or no parking sign area.
- Vehicles with invalid or expired registration/tags/inspections.
- Out-of-state vehicles parked, garaged or stored in Loudoun County for 30 days that are not registered with Loudoun County.
- Junk or derelict vehicles (i.e. flat tire, missing wheels, doors, wrecked or smashed body parts, etc.)
- Commercial or recreational vehicles (trucks, campers, boats, etc.) parked in open view.
- Displaying "For Sale" sign on the vehicle on any Private Streets, Roadways or Common Area.
- Parking vehicle without state license or state inspection.

Saint Theresa Donut Sundays December 10th & 24th. Plus, Carnival Games on December 10th



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

Carnival Games for Everyone!

Carnival Games include Lucky Duck, Snowball Throw, Ring Toss, Spoon Ball Game, Lollipop Tree, and many Raffles. One Ticket for each game or raffle. Many prizes and raffles! Raffle prizes include gift cards to local restaurants and more!

Ticket Prices

Purchase your tickets in advance with QR Code below to Save Time in Lines.

1 Ticket = \$2.00

3 Tickets = \$5.00

8 Tickets = \$10.00

20 Tickets = \$20.00

No refunds on tickets

Saint Theresa Church, 21371 St Theresa Lane, Ashburn, VA 20147. For more information visit saintthereseparish.com.



SEASON 19 IS A WRAP!



It's a wrap! The 19th season of Broadlands Live concluded on October 6th with sounds from Hijynx, Scott Kurt & Memphis 59 and The Reflex to close out the season. We also had Bach to Rock and B-Crew from Briar Woods High School as our opening acts. We enjoyed music from local artists from a variety of genres, spanning the decades.

Special thanks to this year's Sponsor's--Van Metre, Heritage Landscape Services, Stream Valley Veterinary Hospital, The Morsi Group, Griffin Owens, Premier Home Services, Inc., and Rumble. Without their generous offerings we could not make these shows happen. We are truly grateful for all those that supported our shows through financial support and attendance.

We hope you enjoyed the season. Please like our Broadlands Live Facebook and Instagram pages and stay informed for season 20!

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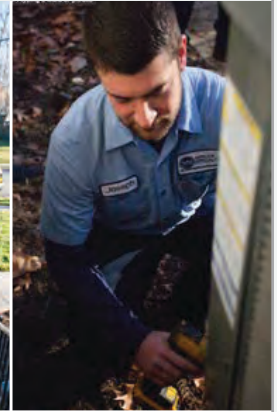
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Broadlands Area Clubs and Groups

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

ASHBURN TOASTMASTERS

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

BRAMBLETON LADIES GOLF LEAGUE

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

BROADLANDS EVENTS COMMITTEE

Broadlands has many events throughout the year that need volunteers. All you need to do is show up and be ready to have fun! Plus, volunteering is a great way to get to know your neighbors. *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.



How to Talk to Your Child About the Hamas-Israel Conflict

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

Technology is ubiquitous, and as a result, our children are constantly being bombarded with information. Certainly, we as parents can do our best to make sure that the information our children view is age-appropriate, however, sometimes that's not enough or sometimes the stories our children learn about are confusing and upsetting. While it's one thing to roll up your sleeves to talk about the Taylor Swift and Travis Kelce romance with your 9-year-old daughter asking questions, discussing terrorism and conflict/war are much more complex subjects to manage.

As a child psychologist, I am perforce in the role of treating children with emotional, social and behavioral struggles, but there are times when larger societal issues can enter the therapy space, Hamas's recent attack on Israel and the ensuing Hamas-Israel conflict is one of those times.

Many of my child and teen patients have broached the very tragic situation in Israel and Gaza with a heightened sense of anxiety. Children and teens have asked, "Why do those two countries hate each other so much?" and "It seems like World War III is going to happen?" and "Did you know that Hamas called for a Global Day of Jihad?" and "I get that Hamas was wrong to attack Israel, but now Israel is killing thousands of Palestinians."

Incidentally, some of the parents I work with chose to keep their children home on the so-called Global Day of Jihad on October 13, fearing the possibility of terrorism here in the U.S.

And these questions are eerily similar to the questions that child patients asked of me in the wake of the 9/11 terrorist attacks in 2001, in the wake of the 2015 Paris terrorist attacks and at the start of the Russia-Ukraine war. That is because the need for safety and security is a very real human and universal need; and even more so for children who do not possess the internal resources—intellectual or emotional—to fully understand, make sense of or tolerate multifaceted topics such as terrorism or of conflict/war.

I offer the following recommendations to parents on how to talk to your children about the current situation:

1. Check your anxiety level before talking to your children about the Hamas-Israel conflict. Children can be very perceptive to how their parents are feeling, so make sure you are calm, reassuring and confident if and when you choose to discuss the topics of terrorism or conflict/war.
2. Consider your audience when determining what

you share or do not share with your children on the topics of war. Regardless of the concerning or upsetting information we as parents receive via the media, we must always be mindful of what our children are capable of handling before discussing things. Thus, your child's age, maturity level and threshold for worry/anxiety are all things to consider before discussing terrorism or conflict/war.

Just as you would not discuss natural disasters or school shootings in the same way with 4, 8 or 16-year-old children due to developmental differences, you would not do the same for the topics of terrorism conflict/war with your children of varying ages.

3. Teach your children about terrorism and war. By educating your children about these topics, they will understand things better, which in turn will serve to decrease their anxiety. It is important to be clear and accurate with the information you share and keep your points and message simple. What does the acronym for Hamas mean? What is the history of the Israel and Palestine struggles? Perhaps you could find educational articles to read on the history of that region of the world you can read with your children.

For a younger child, simply introducing the concept of deep-rooted area history good versus evil is a nice way to help a child begin to understand why people sometimes do bad things in the world. Using movie characters or actual events that may have occurred in your child's life (e.g., a bullying episode) may also prove helpful.

For middle school age children and teens, you can address the complexities of the current situation in Israel and Gaza more with greater depth – the cultural, political and religious histories and differences that have contributed to the longstanding and ongoing conflicts in that region of the world.

4. Minimize your children's exposure to the media. Turn off the news. News agencies have been on fire with terrorism and conflict/war stories since the Israel and Gaza conflict occurred. Such widespread exposure can cause increased anxiety for our children.

5. Be Positive. There is power in positive thinking, and being positive with your children regarding this situation will help them to cope. As complex as things currently are in that region of the world, messaging hope that the crisis in Israel and Gaza will not lead to a larger conflict or war is a good thing.

Letting your children know that world leaders are working hard with President Mahmoud Abbas and Prime Minister Benjamin Netanyahu toward some sort of resolution or cease fire could also be affirming.

Winter Pet Safety



We love our pets, so keeping them safe in the wintertime should be a top priority. See below for some friendly reminders detailing how you can ensure your pet stays warm, happy and out of harm's way even on the dreariest of winter days.

Beware of sidewalk salt and de-icer. Pets' paws are extremely sensitive, so prolonged exposure to sidewalk salt can be problematic. If you walk your dog regularly in areas where sidewalk salt is used during inclement weather, wipe the underside of paws with warm water and a clean towel when you go back inside. Doing so also eliminates risk of ingestion if your pup licks its paws often. Keep an eye on your pet's toe pads for severe dryness, cracking or bleeding. The HOA uses a flat de-icer in order to cut down on the risk to pets, but we cannot control what individual owners put on their sidewalks.

Bring pets indoors. Just as in summer months when temperatures reach extreme highs, pets should be brought inside during extreme wintertime lows. This applies for daytime and nighttime temperatures, so check weather forecasts daily and limit your pup's outside time if the forecast is looking chilly. And remember—if you're uncomfortable with the outside air temperature, chances are your pet is too.

Bundle them up! When pets do go outside during the cold winter months, those with thinner fur coats may need extra warmth. Our local pet stores should have an assortment of extra layers for your dog—even winter boots for pups who need extra paw protection from the cold and ice. Only add layers if your pet can truly benefit. If you're unsure, ask your veterinarian.

Keep your pet active and out of trouble. During inclement weather when you can't make it outside with your pup, set aside some extra time during the day to make sure they have some exercise—even 15 minutes of playtime helps. Paying attention to your pup keeps them engaged and happy, and ensures no bad behavior caused by boredom.

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	SWHOA.COM

PUBLIC INFORMATION

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

SCHOOLS -BROADLANDS

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

ARTS/MUSIC

PIANO TUNING:

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

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

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:

Gift-giving concierge service. Generic gifts got you down? Well, wake up your inner gifting genius! I have gift ideas that are anything but blah. Gifts girls adore. Gifts guys gotta have. Any budget. Any occasion. Any time. I'm here to make your life easier! Just ask! 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.

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. One Page Lease. Month-to-Month or Longer. \$300 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.

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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:

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Covenants Inspector:

Anders Isaksen ♦ anders@broadlandshoa.com

Modifications and Resale Manager:

Robin Crews ♦ rcrews@broadlandshoa.com

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Crystal Boswell ♦ events@broadlandshoa.com

Receptionist & Community Center Rentals:

Joanne Hang ♦ joannehang@broadlandshoa.com

BOARD OF DIRECTORS

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

Secretary/Treasurer: Dawne Holz ♦ holz.d@icloud.com, 703-362-6727

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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	18
Primrose School at Broadlands	32

HOME SERVICES

Academy Door & Control	31
Augustine Roofing	11
Hodges Windows and Doors	24
Dominion Energy	11
Looney's Tile and Grout	31
Outdoor Lighting	2
P&M Contracting	18
Service Specialties Inc. (SSI)	24
Zampiatello Paint Contractors, Inc.	32

PETS

Stream Valley Veterinary Hospital	31
Wild Birds Unlimited	32

PROFESSIONAL SERVICES

KM Karen McKeivitt Coaching	18
Lori Christ CPA, LLC	18

REAL ESTATE

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

TRANSPORTATION

Loudoun County Transit	18
------------------------------	----



BROADLANDS

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SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

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



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