

JANUARY 2024

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Official Newsletter of the Broadlands Homeowners Association



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Board of Directors

Upcoming Virtual Meeting Tuesday, January 9th - 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 - December 12th Meeting Highlights

- Approved the minutes of the October 17, 2023 Board Meeting
- Approved the minutes of the November 14, 2023 Board Meeting
- Approved the purchase of a Ford Maverick hybrid vehicle
- Approved the proposal from Playground Patrol, LLC for replacing the Harvest Green tot lot tire swing
- Approved the proposal from Finley Asphalt & Concrete for sidewalk replacements throughout the community
- Approved the proposal from Exterior Medics for Community Center and Community Center Pool building repairs
- Approved the proposal from NV Pools, Inc. for whitecoat, tile, and coping stone repairs at Southern Walk pool
- Directed management to terminate the master agreement with MokoApp, LLC
- Held twenty-nine hearings, granted one request for a 30-day extension and two requests for a 90-day extension, and assessed violation charges for outstanding violations in accordance with the Virginia Property Owners Association Act

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.

JANUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 New Year's Day HOA Offices Closed Assessments Change No trash collection	2 Trash makeup day Christmas Tree collection	3	4 World Braille Day No trash/recycling collection	5 National Bird Day Trash/recycling makeup day	6 Epiphany
7 Orthodox Christmas	8 Christmas Tree collection	9 HOA Board Meeting 6:00pm - Virtual	10 Modification Subcommittee Submissions Due 12:00pm Newsletter submissions due - 12:00pm Events Committee Meeting 6:30pm - Virtual	11	12	13
14 Orthodox New Year	15 Martin Luther King Jr. Day HOA Offices Closed	16	17 Museum Selfie Day Modification Subcommittee Meeting 7:00pm - Virtual	18	19 National Popcorn Day	20
21 National Hug Day	22 Southern Walk HOA Board Meeting 7:00pm-Virtual	23	24	25	26 Bingo Night 6:30pm - CC	27
28	29	30	31 National Hot Chocolate Day		 EQUAL HOUSING OPPORTUNITY	

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

Happy Year of the Dragon!

The Year of the Dragon is said to be a lucky one. The dragon symbolizes power, nobleness, honor, luck, and success, and I am certainly hopeful that you all experience this and that the HOA does as well! While we can't stop the progress of time, rest assured your HOA works hard to keep our various amenities and infrastructure current even as they age. This year, major reserve expenditures included repaving asphalt trails, repairing, and replacing retaining walls, adding more pool furniture, replacing tot lots, adding new inclusive play equipment around the community, and rejuvenating the HOA-owned roads.

We are very excited about the 2024 unveiling of the renovated Nature Center. At twenty years old, the building is in need not only of a facelift, but reconfiguration to meet the ever-increasing community needs for staffing. The HOA has grown tremendously over the last twenty-five years in number of units, members, infrastructure, and amenities. The expectation for communications, customer service, contract supervision, events, and services has also increased exponentially. The original building configuration was not sufficient to support the staffing required to service a community of our size, so the remodel provides additional office space sufficient for the required staffing levels as well as much-needed storage space. The cost of the remodel is funded through annexation fees from the developer over the past few years.

As for winter weather, we're ready no matter what Mother Nature brings our way. As a reminder, VDOT is responsible for plowing streets that are county-maintained, while the HOA is responsible for plowing privately owned streets and parking lots. Residents living on private streets pay additional assessments for street maintenance that include snow plowing while residents living on publicly maintained streets do not pay an additional assessment for street maintenance. Those roads are plowed and paid for using taxpayer dollars. If you are uncertain who owns the street you live on, please check out the street listing on our website.

Snow removal on HOA owned streets commences after two inches (2") of snow has accumulated on paved surfaces, or at the discretion of the Association and contractor. As a reminder, it is very helpful for residents on all streets to park in their driveways

where possible when a winter weather event is predicted. This allows plows to clear the widest path on the street and reduces the likelihood of parked vehicles getting hit either by passing snowplows or by other vehicles traveling on slippery road surfaces. Please see our Frequently Asked Questions regarding the snow removal process on page 10 for detailed information about how we handle inclement weather.

Finally, as the New Year rings in and we close the door on 2023, I would like to take a moment to give thanks and recognition to members of the Broadlands team who have helped the community for many, many years.

- I would like to first thank the Board of Directors. The members of the Board are engaged and community-focused, donating their valuable time to the betterment of the community. They face the challenge of governing a growing community with

changing needs and budget constraints.

- I would like to thank the HOA staff. Without staff, the community would not be able to offer any services, amenities,

or processes. Their dedication and commitment to the community is outstanding.

- Last but certainly not least are the committee volunteers. Their service and commitment are vital in sustaining the feeling of community. I would encourage all of you to get out and volunteer in big and small ways. Be it helping for a few hours the day of an event, working on the planning party the weeks and months in advance of the event, or reviewing applications for exterior modifications, it is truly rewarding to give back to your community.

I hope everyone enjoyed their holidays and is ready to settle back into the swing of things. I know I am very excited about all of the events and improvements we will have here in Broadlands in 2024.

Happy New Year to all!

Sarah

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

We are very excited about the 2024 unveiling of the renovated Nature Center. At twenty years old, the building is in need not only of a facelift, but reconfiguration to meet the ever-increasing community needs for staffing.

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
January 10th	January 17th
February 14th	February 21st
February 28th	March 6th
March 13th	March 20th
March 27th	April 3rd

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 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 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.

2024 MONTHLY ASSESSMENT BY PROPERTY TYPE:

- Town Homes - \$120
- Town Homes (Demott & Silver – landscape services) - \$153
- Single Family Homes (VDOT Streets) - \$103
- Single Family Homes (Private Streets) - \$124
- Single Family Homes (Hillside VDOT Streets) - \$165
- Courtyard Homes (Includes Hillside on private streets. Includes landscape services) - \$186
- Park Glen Villas (Landscape services – outside of fenced areas) - \$142
- Condos (Signature and Villages) - \$77
- *Condos (Demott & Silver – includes trash & road maintenance) - \$120
- **Southern Walk HOA Verizon Internet - \$75

**Condo Assessments are paid to a separate management company.*

***Southern Walk Verizon Internet Assessments only includes certain units in the South section.*

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 January News

Next Meeting Scheduled:

Monday, January 22, 2024 (Virtual)

Southern Walk HOA Board of Directors Meetings:

Monthly meetings are held virtually on the fourth Monday of the month at 7:00pm. On a quarterly basis the meetings are held in person at the Community Center. Residents are welcome to observe the public portion of meetings and to address the Board during the "Homeowner Forum" section of the meeting.

No December Meeting

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 SWHO A Assessments remain at \$75 per month. If you pay by paper check, money order, or online bill pay through your bank, please ensure your payments reflects the correct amount and are mailed to:

Southern Walk at Broadlands HOA
c/o FirstService Residential
PO Box 30403
Tampa, FL 33630-3403

BOARD OF DIRECTORS

General Inquiries

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info@swhoab.com

President

Shashi Aadipudi
vicepresident2022@swhoab.com

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B. Shekar Setty
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Gregory Stone (Non-Owner)
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Secretary

Michael Simpson
secretary2023@swhoab.com

Director

Harish Viswanathan
director2@swhoab.com

Director

Dinesh Jadhav
director1@swhoab.com

Covenants Corner January

We at the Covenant's Department hope that everyone had a wonderful holiday season. As we begin the new year, we would like to remind everyone of a few "housekeeping" items.

Firstly, we are working on completing the exterior light pole inspections that we started last fall. We kindly request everyone to check and ensure that their light poles are in good condition and functioning correctly throughout the year. If you notice that your light poles are leaning or faded, please straighten them and have them painted black, unless you have approval for a different color. If the light does not illuminate and changing the bulb(s) does not seem to fix the issue, you may want to check if the photoelectric cell needs replacing or if your circuit breaker has tripped. If neither of these solves the problem, then there may be a wiring issue that requires an electrician's attention. If you receive a letter from us and need more time to have the issue repaired, please contact us and request an extension.

We also want to remind everyone of the ongoing mailbox inspections. Please ensure that your mailbox and mailbox post are well-maintained. If your mailbox or post is faded or damaged, please take corrective action. Additionally, check the address numbers on your mailbox. If any numbers are missing, tarnished, or faded, it may be time to replace them. You may purchase replacement materials at Home Depot or Lowe's or contact Main Street Mailboxes at 571-379-8454 for any mailbox or post needs.

As usual, we will conduct regular trash and trash bin inspections. Please ensure that you store your trash and secure it in your container to prevent it from being blown around by the wind. If you have bulk items that cannot fit in your bins, call Patriot and schedule a special pickup for that item. Please note that Patriot will not pick up any bulk items without a pre-arranged special pickup, and charges may apply. Additionally, cardboard boxes should be properly broken down, flattened, and secured.



Finally, if it snows, please clear your sidewalk for your neighbors and children walking to and from bus stops. Loudoun County Codified Ordinances Chapter 1022.01 requires snow removal on sidewalks on properties adjacent to public streets. We hope you have a safe and warm winter season. Thank you for your help and cooperation this year. We look forward to spring.

Thank you,
Suzan and Anders

2024 Events Committee Meeting Dates:

All meetings will be held virtually starting at 6:30pm until further notice.

Wednesday, January 10th

Wednesday, February 21st

Wednesday, March 13th

Wednesday, April 10th

Wednesday, May 8th

Wednesday, June 12th

Wednesday, July 10th

Wednesday, August 14th

Wednesday, September 11th

Wednesday, October 9th

Wednesday, November 6th

December there will be no meeting

For more information email events manager, Crystal Boswell at events@broadlandshoa.com or visit broadlandshoa.org.

Looking to Connect With More People in the Neighborhood?

Are you interested in meeting new people in your neighborhood and having some fun? Then you should join the Events Committee! Our group is made up of friendly and enthusiastic people who plan all the amazing events hosted by the HOA throughout the year.

You don't need any experience - just come and be prepared to have a great time. Our next meeting will be held virtually on January 10th at 6:30pm. For more details, please contact our events manager, Crystal Boswell, at events@broadlandshoa.com.

Time to Remove Your Holiday Decorations

What a wonderful holiday season it was! Sparkling lights, prancing reindeer, smiling snowmen and lovely green wreaths; we all enjoyed the show! But now it is time to pack up the decorations and enjoy your holiday memories.

The Broadlands Design Guidelines require that holiday lighting and decorations be removed in a timely manner. Please plan to pack yours away by January 31st.

Stay Safe - Don't Skate on the Community Ponds

Please remember skating is prohibited on all community ponds. Even walking on any ice covered pond can be very dangerous. The surface of the pond may appear to be frozen, but our winters are normally not cold enough to guarantee that the ice is thick enough to support anyone's weight, even a child's.

Parents, please tell your children that it is extremely dangerous, even deadly, to walk or skate on the ponds in the community. Let's keep our neighborhood safe! Please keep pets off the ice too!

Broadlands Voted Best Place to Raise a Family by Niche

**Sourced from: The Patch and
Written By: Deb Belt**

Strong school systems, quality of housing and safety were some of the top reasons many Virginia residents give for moving to the state. The top 50 best places to live in the Commonwealth were overwhelmingly in the counties that comprise Northern Virginia, with Arlington claiming about half of the spots.

The schools, healthy job opportunities, the proximity to seashore and mountains, the abundance of things to do and the seasons all help burnish the state's luster, even if the cost of living and traffic can make life in the Commonwealth somewhat challenging.

But there are degrees of goodness, and education website Niche has parsed the metrics to determine what community ranks where on a list of 2023 Best Places to Raise a Family in Virginia.

Niche analysts judged Virginia neighborhoods and suburbs on their schools, housing, jobs, weather, crime rate and seven other "quality of life" yardsticks, giving each a traditional "report card" of academic-type grades.

Twenty-seven of the top 50 best places to raise a family in Virginia are neighborhoods in Arlington, according to Niche, so maybe money really can buy happiness — or at least a happy childhood. Broadlands in Loudoun County is ranked No. 1 overall.

To read the complete list, visit niche.com/places-to-live/search/best-places-for-families/s/virginia/



Snow FAQs

In order to help assist residents with snow removal questions, the Board and Management have prepared the following Frequently Asked Questions. Please contact the HOA office if you have further questions. A list of streets and ownership can be found online at broadlandshoa.org.

1. Why are some roads plowed by VDOT and some by the HOA?

The HOA owns and maintains some roads (85 to be exact) within Broadlands, but many roads are public. The public roads belong to the county and are plowed by VDOT. Taxes pay for VDOT to plow, so residents living on public roads need to contact VDOT directly if they feel they are not receiving adequate service. Residents living on private HOA owned streets pay an additional assessment to the HOA to fund private road maintenance, which includes snow and ice services. Residents on VDOT streets do not pay the HOA the additional assessments for private road maintenance.

2. Can VDOT plow the HOA owned road?

The HOA would gladly turn all of the private roads over to them. Unfortunately, the county has very specific requirements for roads – such as minimum widths – and VDOT will not accept roads that do not meet their requirements. The HOA does not choose which roads it owns. This is determined when the developer submits the plan to the county - long before construction ever began.

3. Why are some streets plowed sooner than others?

The crews are assigned maps by their leader. They work on their assigned streets until they are done. With 85 private streets, some roads will be treated first and some will be done last because the plows cannot be on every street at the same time. The crews normally address the main roads first and then work into the secondary roads. You might see a plow drive past your street without stopping. They may be assigned somewhere else, there may be a vehicle blocking access, too many vehicles parked in the way to get the equipment in safely in, or there may be too much snow for their equipment to handle. In blizzard-type storms, snow drifts presents additional challenges - previously cleared roads can become snow-covered again, pulling crews back for additional passes. Whatever the reason, crews will be work to clear your road as quickly and safely as possible.

4. Why don't the plows clear the road down to bare pavement?

Vehicles driving on snow compact it down, making it more difficult for the plow blade to clear the surface to the pavement – one reason the government, media, and HOA encourage residents to stay home and off the streets during inclement weather. The HOA does not generally use chemicals in subdivisions. Residents should expect streets

to have some compacted snow and ice for a few days, until temperatures and sunshine allow for melting. Crews will treat certain areas with ice-melt e.g. certain hills and intersections, curved roadways, etc. where additional traction is needed to allow safe passage but thaw/freeze cycles may cause these areas to become covered again. Keep in mind that high winds may cause drifting in some areas - a street may have been plowed only to later be covered again by blowing snow. It can also be difficult for plow blades to scrape down to black pavement, depending on the current conditions (how dry/wet the snow is, how fast it is coming down, how hard the wind is blowing, etc.)

5. Why don't the plows clear the entire width of the street, from curb to curb?

Plows are often a misunderstood piece of equipment. If you've ever driven a full sized pickup on a crowded street like many of the ones in our community, which can be a challenge on its own, consider what it's like to add a plow blade sticking 4 feet out in front of your vehicle. Even a "small" plow truck can be in excess of 22' long. Operating a large vehicle, manipulating a plow blade from side to side and up and down, and frequently shifting gears is pretty challenging. Plow blades can push snow off to the side, but they cannot pick it up. When significant accumulation occurs, the drivers will do everything possible to clear the widest lanes, but they may not be curb to curb. Bear in mind that these trucks can slide on ice and snow covered roads too, so plow drivers exercise extreme caution near parked vehicles, causing owners to have to shovel more to get vehicles out to the road. The contractor widens the roads as much as reasonably possible, but in some of the densely populated areas, there is nowhere to push the snow during extremely high snow fall events. Please park your vehicles off the roads and off to the sides of parking lots whenever possible. Abandoned vehicles can also add to the issue.

6. Why can't we use reserves to pay the snow removal bills?

Reserve funds are required to be held for future repairs and replacements of community property and cannot be used for snow removal. Those funds are on hold in reserve to pay for major expenses such as resurfacing HOA roads, re-roofing the community center or replacing pool machinery, not for operating expenses.

7. Why are the fees for HOA owned streets higher than for residents on VDOT streets? How much of the monthly assessment goes to snow plowing?

For 2024, the budget for snow removal for townhomes and D&S Condos is \$60,000. That's \$42.96 per unit per year (or \$3.58 per month). The budget for snow



removal for Single Family homes on private streets is \$18,651. That's \$49.60 per home per year (or \$4.13 per month). The remaining balance of the assessment is for private road maintenance for repair and repaving of those roads, aprons, curb and gutter, and sidewalks.

8. Why don't we budget more for snow removal and increase service?

It's impossible to predict the weather months (or even days) in advance, and snow is a huge variable from year to year. When formulating the budget, the Board uses an average cost of snow removal for past years. Inflated amounts can lead to unnecessary increases in assessments, or a surplus of income in the budget. The Association is required to maintain a balanced budget. The Board makes every effort to keep assessments stable while keeping services as high as possible.

9. How does our snow contract work?

The Association's contract is "time and materials" and is at a fair and reasonable cost for these services in our area. Each snow event is different and unpredictable, but we are billed only for the time the contractor worked. The Association is fortunate to have a contractor that is solely dedicated to Broadlands and willing to work around the clock. Many associations have crews that are assigned to multiple properties, and their community may not be a priority for that contractor. If you've ever driven down Demott Drive, you've probably seen some of the equipment stored in the

Snow FAQ's continued on page 12

Snow FAQ's continued from page 11

Summerbrooke pool parking lot. All of this equipment is stored on site all winter and is dedicated to Broadlands. Additional equipment that is utilized by the contractor for other jobs year round is brought for snow events in order to fully support our needs.

10. How do we know we are receiving the best and most qualified plowing service?

Signature Snow and Ice Control (SSIC) has been providing snow plowing services in Broadlands for 20 years. Their rates are extremely competitive and they are familiar with the most efficient and productive ways to plow our streets. They routinely provide Broadlands with several plow trucks, a tractor, and crews dedicated to clearing our roads and sidewalks as quickly as possible. Additional equipment is brought in as conditions warrant.

11. Do crews take breaks? How long do they work between breaks?

Many of the drivers work long hours during winter weather events - often 24 to 36 hours at a time without the opportunity to go home and sleep in a real bed. The goal during heavy storms is for each driver to have a 6 hour break every 24 hours. Sometimes they need breaks more often in order to nap, eat, use the restroom, or touch base with loved ones. It's understandable and recommended that they would take a break once in a while in order to reenergize and safely continue their work. They work day and night, driving slippery roads, dodging parked cars and avoiding hazards to clear the roads. All so that emergency responders can reach residents in the event of a life threatening emergency.

12. Can the plows push the snow in such a way as to avoid blocking my driveway?

A plow blade is designed to push snow to the side; it will not pick it up and deposit it elsewhere. As the plow moves along the road, snow is piled up along the side whether that side has a curb, a driveway, or a guardrail. In order to clear a lane quickly, the plows will push snow off to the sides. It can be very frustrating to dig out the driveway only to have the

plow leave a new pile. VDOT recommends digging out an area 10 to 15 feet to the right of your driveway (viewed from the street), giving the excess snow a place to go, which may help to minimize the plow pile at the end of your driveway. Obviously this is difficult to do in some of the densely populated areas where driveways are side by side.

13. Who is responsible for clearing around the fire hydrants?

On HOA owned streets, our contractor marks all of the hydrants using wooden stakes with blue tape on them. This way they can return after the snow subsided and the roads are clear to dig them out to make them accessible for fire trucks. On VDOT streets, it is the residents' responsibility to mark and dig out the hydrants.

14. Where should I put the snow from my driveway/sidewalk/parking space if not in the street?

The HOA and VDOT ask that you do everything possible to avoid shoveling snow into the street as it creates road blocks for your neighbors and adds to the snow volume that the plows have to move out of the way. Try to pile the snow in your yard or find some common area open space (turf, not roadway) to place the snow.

15. Why does the HOA mark the main roads with the orange snow stakes? Why doesn't it mark the private roads?

Several years ago, the HOA invested in the snow markers in order to identify the edges of the roads on the main roads (Claiborne/Waxpool/Truro Parish/Broadlands Blvd). Although these are VDOT roads, the association has an easement to maintain the turf on the medians and right of ways on these roads. Therefore, the HOA has to pay for turf repairs when damage occurs. These stakes assist the plows for two reasons. For one thing, the equipment that keeps these main roads clear are larger commercial grade trucks that sit several feet higher off the ground than a regular pickup truck. That makes it that much harder to see the edges of the road. Additionally, when VDOT installed the curb on these roads, they rounded the edges in order to save concrete. This does not define the edge of the road in the same way that a square concrete curb does, and it's much easier for the plows to jump the curb and shave off large sections of turf in doing so. On the HOA roads, the plow equipment is generally smaller so the drivers can see a bit easier. Also, most, if not all of the HOA roads have square curbs, making it slightly harder for the plow to jump the curb and damage the turf. While the HOA has observed turf damage on main roads following storms, the damage is significantly lower than it would be had the stakes been absent. The stakes typically get installed in November before the ground freezes, so they can be driven deep enough to be stable. They do occasionally get broken, stolen, or vandalized, and are reinstalled or replaced as necessary.





Safety Tips for Winter Road Trips

Source: Community Association Institute

Preparedness is paramount when it comes to road trips year-round, and hitting the road for a long drive during winter months is no exception. With an increased risk of potential driving hazards like sleet, snow, strong winds and frigid temperatures, it's a good idea to think about ways to ensure you'll travel safely.

Consider the following tips when preparing for your winter road trip:

- **Invest in an emergency kit for your vehicle.** Available at most major retailers, these kits are relatively inexpensive and contain items like flares, booster cables, flashlights, ponchos and first aid supplies for minor injuries.
- **Develop a contingency plan.** Create a strategy for dealing with a flat tire, vehicle accident, dead battery or other potential travel delays. Keep a hard-copy list of people or businesses to contact for help should you need it.
- **Stay in touch.** Check in with a designated contact during your journey with updates on your location, delays encountered or unexpected situations that require longer travel time. When

driving, remember always to pull off the road before using your cell phone.

- **Check the local weather report before heading out.** Winter weather can be tricky and forecasts aren't always accurate. You can double check your destination's weather history on a variety of websites to determine typical conditions to expect in that area during your travels.
- **Store warm clothes and blankets in your vehicle.** Be prepared to stay warm if you're stuck for extended periods by keeping a blanket or two in your car. Also, pack a small travel case with snow boots, socks, gloves, a scarf, hat and heavy sweater in case you need to leave your vehicle.
- **Review your travel route without GPS.** Read through detailed driving directions, including alternate routes, so you know your options. Also consider keeping a map handy in case your navigation system is compromised during your trip.



THANK YOU, Broadlands! Scouting for Food 2023

Submitted by: Jessica Austria Henderson

Broadlands Cub and BSA Scouts wish to send out a huge THANK YOU to our neighborhood and all of Ashburn/Broadlands for supporting the 2023 Scouting for Food campaign.

Each year in early November, BSA launches Scouting for Food, a national community service project for our scouting youth to give back to our

communities. Here in Broadlands we have six active BSA scouting units: Pack 1483, Pack 1484, Troop 1154 and Troop 2970 B&G and a new Venturing Crew. This year our BSA and Cub Scout units

raised and collected a total of 11,594 lbs. of food and pantry items which supported three local food pantries.

On November 11, 2023, Troop 2970 (with Brambleton Pack 1500) collected 2,810 lbs. of food for Dulles South Food Pantry.

Cub Scout Pack 1483 and Troop 1154, along with Cub Scout Pack 1484, launched a Broadlands effort collecting a total of 8,784 lbs. of food and pantry

items! Donations were collected in support of Mobile Hope and the Backpack Buddies program.

Broadlands neighbors have once again shown how big their hearts are towards those in need in our community! Thank you for helping us in the fight against hunger!

Special thanks to the following for their assistance and support for helping to make Scouting for Food 2023 a success: Broadlands HOA, Hillside Elementary, Mill Run Elementary School, Legacy Elementary, Dulles South Food Pantry, Mobile Hope, and Backpack Buddies at Galilee UMC.

For more info on BSA scouting programs, or to contact one of our units, please visit: BeAScout.org.





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Registration is open for After School Theatre Classes for ages 5 - 19.

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Jan 20 - Feb 10

Abra Cadaver - murder mystery dinner theatre
Casanel Winery in Leesburg Feb 17
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Oatlands in Leesburg Feb 24
C'est Bon by Savoir Fare in Round Hill Feb 25

Sly's Fabulous Las Vegas Style Magic Show Jan 1

StageCoach Bandits Improv Show Jan 19



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Ashburn, VA 20147
www.StageCoachTC.com 571-477-9444

All performances and classes are held at StageCoach Theatre in Ashburn unless noted.

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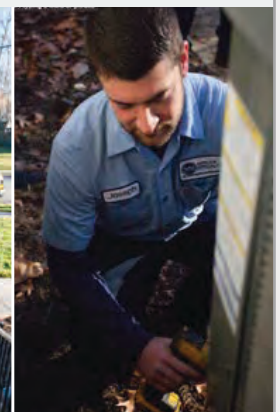
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Frozen Pipes

Sourced From: Loudoun Water, loudounwater.org/residential-customers/frozen-pipes

When the weather turns colder, water expands as it freezes and this can put tremendous stress on whatever is containing it, including metal or plastic pipes. Usually, pipes that freeze are exposed to severe cold weather, like outdoor hose bibs, water supply pipes in unheated interior areas like basements, garages, or kitchen cabinets. To keep meters from freezing during extreme cold snaps, it is important to have a constant flow of water going through the meter.

During significant cold snaps, follow these tips:

- To prevent your pipes from freezing, allow a faucet to trickle cold water. The faucet you choose should be the one that is the greatest distance from your main water shut off valve and at the highest point in your home. This is especially important if your property has experienced frozen meters in the past.
- Open the cabinets beneath any place with a water supply, such as the kitchen and bathroom sinks. This will allow warm air to circulate. (Remove any toxic substances first if there are small children or pets in the home.)
- If your pipes freeze, never thaw a pipe with an open flame. Use warm water to soak towels, then wrap the towels around the frozen pipes.

If you recently had your meter thawed by a Loudoun Water staff member, please take care to prevent your meter from refreezing by following the above tips.

Here are a few preventive measures that can help you when temperatures dip below freezing:

- Whether you're at home or away traveling, keep your thermostat set no lower than 55F. Travelers will often make the mistake of turning their thermostats off thinking it will save on their heating bill when in reality, they'll come home to frozen pipes.

- Shut off and drain the pipes leading to your outside faucets and/or hose bibs so no water is left to freeze, expand and cause a leak in these lines.
- Keep doors and windows to the outside tightly closed.
- Insulate pipes in any unheated or drafty areas. Hardware and plumbing supply stores carry insulation to keep pipes from freezing.
- Seal all leaks in crawl spaces and basements.
- Know where your main shut off valve is and label it. Minimize the potential for water damage by ensuring that everyone in the household knows how to shut off the water in case of an emergency.

Freezing pipes are one of the most expensive risks homeowners face. Know the location of your main water shut-off valve. Minimize the potential of water damage by ensuring that everyone in the house knows how to shut off the water in an emergency. To help with this, Loudoun Water has a printable label, loudounwater.org/sites/default/files/Main%20Shut-Off%20Tag.pdf, that you can attach for easy identification.

As the weather remains colder, remember the importance of preventing frozen pipes and meters. If you suspect a frozen pipe or meter, you can contact Loudoun Water one of several ways:

- Call 571-291-7880 during regular business hours.
- Call our afterhours emergency number at 571-291-7878.
- If you are unable to get through, fill out a Contact Us online form, loudounwater.org/content/contact-us, on our website. We ask that you do not attempt to open your own meter cock as this can damage your meter and result in fines. Also, if a Loudoun Water staff member has been dispatched to your property to work on your meter, please do not approach them for their safety. If you have any questions, please call our Customer Relations team at 571-291-7880 and they can answer your questions.



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Ask Dr. Mike

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

Dr. Mike:

Our 16-year-old son is having a really hard time academically. He gets the occasional A, a lot of B's and some C's, and he doesn't apply himself at all. His grades are all over the place, and we never see him doing homework. With grade inflation within LCPS, we're worried that he's not learning, and he's just being pushed through.

He also misses quizzes and assignments, or he turns things in late. He does well socially and he's a great athlete, but his head is in the clouds when it comes to school.

All of this started before COVID, but it's gotten a lot worse during and after the pandemic, especially when the school system went to full time virtual learning. I truly don't think our son has read a book from cover to cover since 7th grade, which is obviously concerning for us.

My husband thinks our son just needs to be pushed harder with consequences, but I'm worried that he has ADD, a learning problem, or depression or anxiety. Taking his phone or the car away isn't going to do anything if he has a larger underlying problem, right? What are your thoughts. – Concerned Parent

Concerned Parent:

I appreciate your situation, and please know that you're not alone. As a child psychologist in private practice, I see child and teen boys and girls going through what your son is going through daily. To fix things you're going to need to be more proactively involved since your son likely isn't going to address things on his own.

Figuring out if your son's academic problems are due to something within his control or something beyond his control – ADD, emotional struggles or a learning problem – is essential, and the best way to determine that, is to increase structure.

Reviewing ParentVUE daily, sitting down and reviewing schoolwork across your son's academic subjects daily, getting a tutor for his weaker subject areas, having him email and meet or check in with his teachers, are several ways to help him prioritize his academics.

I also recommend you provide an incentive by implementing a reward system for effort and better grades. You could pay him cash for hard work and grades, or if you don't want to do that, you could reward him with something he wants if his output and grades improve. I would stay away from consequences since you currently don't know if his academic struggles are completely within his control or not.

If, after a reasonable period of time, your son's academics don't improve with structured and consistently practiced interventions, his learning and academic struggles may be due to a larger underlying problem.

The next step would then be to have your son formally evaluated; a neuropsychological evaluation, comprised of standardized and objective measures, will identify possible diagnoses such as AD(H)D or executive functioning problems, a learning disorder or psychological conditions. Many parents are surprised by the amount of information neuropsychological testing can provide.

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 will be January 10th at 6:30pm.* All Meetings will be virtual unless otherwise noted. 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.

GRIEFSHARE SEMINAR/SUPPORT GROUP

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

MOMS CLUB OF ASHBURN

MOMS Club stands for Moms Offering Moms Support. Ashburn resident moms that organize events for us and our young kids. For more info, please contact Kirsten Barger at miller.kir@gmail.com or ashburnmomsclub@yahoo.com.

MOMS IN PRAYER - BRIAR WOODS

Briar Woods moms are invited to join us to pray for our children and staff at our high school. We currently meet 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.



Loudoun Wildlife Conservancy January Programs and Field Trips

Submitted by Doreen Varblow, LWC

Writing in Nature on Thursday, January 4, 11:00am-12:30pm, Gate House at Morven Park. Join Nancy Morgan, Director Emeritus, Georgetown Lombardi Arts and Humanities Program, for this monthly opportunity, presented by Loudoun Wildlife Conservancy, to enjoy the combined health benefits of time spent in nature and writing thoughts and feelings. Writing is often considered a solo, reflective practice, but writing in the company of others can be a supportive, community-building activity that encourages regular practice. Each session is a stand-alone event, come when you are able. Registration for each session is open through the morning of the workshop. Registration required: Sign up at <https://loudounwildlife.org/events>. Questions: contact info@loudounwildlife.org.

Birding Banshee on Saturday, January 13, 8:00am. Whether you're a beginning birder or an expert, you'll be dazzled by the many bird species you'll find at the Banshee Reeks Nature Preserve south of Leesburg. Join Loudoun Wildlife Conservancy and the Friends of Banshee Reeks for the monthly bird walk at this birding hotspot. Bring binoculars if you have them. Registration required: Sign up at <https://loudounwildlife.org/events/>. Questions: contact Joe Coleman at jcoleman@loudounwildlife.org.

Photography Workshop: Nature Photography for Everyone on Thursday, January 18, 7:00pm - 8:30pm, Brambleton Library. A panel of local photographers will provide tips on how to take amazing nature photographs for professionals or beginners. Learn about some of Loudoun's great natural locations, recommended equipment, how to build your hobby without breaking the bank, ethical photography, and more. Bring your own photographs of local nature to share at this event co-sponsored by the Loudoun County Public Library and Loudoun Wildlife Conservancy. Questions: contact Pat Whittle at pwhittle@loudounwildlife.org.

Birding at Broad Run Stream Valley Park on Saturday, January 20, 8:00am. Join Loudoun Wildlife Conservancy leaders in search of birds at this surprisingly rich park along Broad Run in Brambleton. The park combines several different habitats, including a rich flood plain, stream, edge, meadow, and multiple ponds, all of which combine to attract a good variety of birds. Directions will be emailed to registered participants. Limit 15. Registration required: Sign up at <https://loudounwildlife.org/events/>. Questions: contact info@loudounwildlife.org.

Birding Bles on Sunday, January 21, 8:00am. Loudoun Wildlife Conservancy is pleased to offer a regular bird walk at Bles Park, located along the Potomac in eastern Loudoun. More than 175 different species of birds have been observed here in a great mix of habitats. Everyone is welcome, whether you are an experienced or beginning birder. Bring binoculars if you have them. Registration required: Sign up at <https://loudounwildlife.org/events/>. Questions: contact Bryan Henson at bhenson@loudounwildlife.org.

Birding Sweet Run

on Saturday, January 27, 8:00am. Sweet Run State Park, formerly known as the Blue Ridge Center for Environmental Stewardship or BRCES, has 894 acres of diverse habitat consisting of vernal pools, meadows, ponds, streams, and a rich oak-hickory forest in northwestern Loudoun. It borders the Appalachian Trail and is only a couple of miles from the confluence of the Potomac and Shenandoah Rivers. Sweet Run is a wonderful sanctuary for Loudoun wildlife with numerous bird species utilizing its richness. These walks are sponsored by the Loudoun Wildlife Conservancy; bring binoculars if you have them. Sweet Run Park is located just north of Neersville at 11661 Harpers Ferry Road (Rte 671); detailed directions at <https://www.dcr.virginia.gov/state-parks/sweet-run>. Registration required: Sign up at <https://loudounwildlife.org/events/>. Questions: contact Joe Coleman at jcoleman@loudounwildlife.org.

Writing in Nature on Thursday, February 1, 11:00am-12:30pm, Gate House at Morven Park. Join Nancy Morgan, Director Emeritus, Georgetown Lombardi Arts and Humanities Program, for this monthly opportunity, presented by Loudoun Wildlife Conservancy, to enjoy the combined health benefits of time spent in nature and writing thoughts and feelings. Writing is often considered a solo, reflective practice, but writing in the company of others can be a supportive, community-building activity that encourages regular practice. Each session is a stand-alone event – come when you are able. Registration for each session is open through the morning of the workshop. Registration required: Sign up at <https://loudounwildlife.org/events/>. Questions: contact info@loudounwildlife.org.

Searching for Birds of Prey class on Thursday, February 1, 7:00pm, Rust Library; Field Trip on Saturday, February 3, 1:30pm until dusk. Birds of prey numbers increase dramatically each winter in the county as our resident birds are joined by many others. Learn about the habits of these birds and the local places to find them with raptor expert Liam McGranaghan. The presentation is sponsored by the Loudoun County Public Library and Loudoun Wildlife Conservancy. On February 3 there will be a field trip hosted by Loudoun Wildlife where the group will search for winter raptors as we drive the back roads of Loudoun with frequent stops to find and identify the many hawks, hopefully an owl or two, and any other birds that winter here. Space is limited for this popular field trip so please register early. Join for one or both events. Registration required: Sign up at <https://loudounwildlife.org/events/>. Questions: contact info@loudounwildlife.org.





Brambleton Library January Programs

Poetry Open Mic

Location: Meeting Room A

Date/Time: Wednesday, January 3rd, 7:00pm

Age Group: Adults & high schoolers

Description: Celebrate the art of poetry and share your talent by performing a poem. Sign up in advance at library.loudoun.gov to reserve your spot. Drop-in performers are also welcome. Poetry guidelines will be provided.

Crafter's Choice Book Club

Location: Meeting Room B

Date and Time: Monday, January 8, 6:30pm

Age Group: Adults

Description: Read any book you'd like as long as it's related to this month's theme: "A Little Suspicious." We suggest reading mysteries, thrillers, true crime, or books about skeptics or questionable situations. At book club, we'll chat about the different books we've read and put together a craft provided by the library. Need book recommendations? Grab a book from the "A Little Suspicious" book display at Brambleton Library. Find out more at library.loudoun.gov/calendar.

Cozy Vibes Tea Tasting & Reading Room

Location: Live Online

Date: Thursday, January 20, 2023, 1:00pm-3:00pm

Age Group: Adults

Embrace the winter mood by sampling literary-themed teas from Elden Street Tea Shop and browsing handpicked adult winter books. Curl up and read a chapter, then spin the "Wheel of Cozy" for a chance to win a prize! Want more cozy feels? Sign up for LCPL's Adult Winter Read-A-Thon. 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
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Snow Removal:

VDOT Streets	703-383-8368
HOA Streets	703-729-9704
Towing (Battlefield Towing)	703-378-0059
Trash Pickup (Patriot Disposal)	1-703-257-7100

Southern Walk HOA – Verizon FiOs Gigabit Internet Contract:

Billing – Laura Marshall, FirstService Residential, laura.marshall@fsresidential.com	571-234-5475
Verizon Activation (SWHOA Only)	1-800-501-1172
Verizon FiOS Bulk Technical Support 24x7	1-888-553-1555
SWHOA FiOS Contract General Information	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

GROWING MINDS PRESCHOOL:

A home based, state licensed preschool located in Broadlands will be enrolling for both of its programs beginning on January 22nd for the 2024/2025 school year. Growing Minds offers part time programs for 3 and 4 year olds. For more information please visit the website at www.growingmindsschool.com. To set up a tour please contact Judi Ratcliffe at judi.gminds@gmail.com or (571) 216-4663.

MATH RESCUE 911:

We offer tutoring in Pre-algebra, Algebra I & II, Geometry, Trigonometry, Pre-Calculus, and Calculus. We also offer SAT and ACT prep. Tutor at your home or the library. May also do sessions on Zoom. Reasonable rates. Call or text Vincent Chu at (571) 379-3074; email is vchu_911@yahoo.com.

HOME SERVICES

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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.

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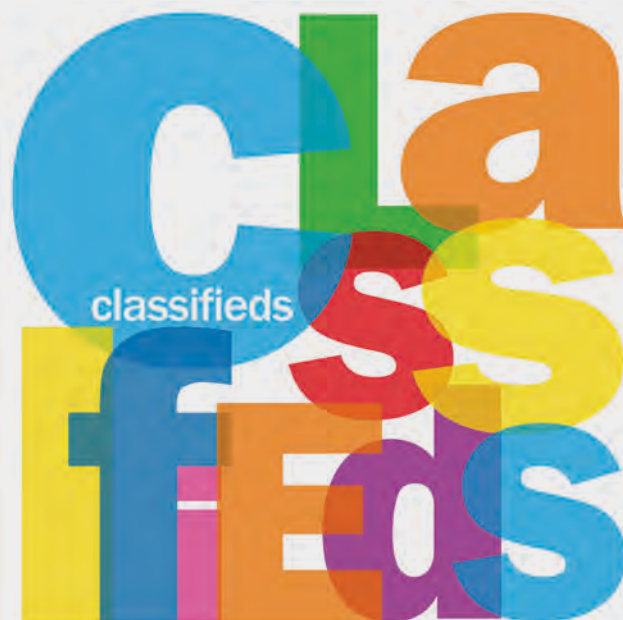
PSYCHOTHERAPY PRACTICE:

Healing Conversations Group is a virtual psychotherapy practice specializing in anxiety, depression, career burnout, relationship conflicts, and perinatal/postpartum mood disorders. We are in network with most major insurances including TRICARE. Call us at 703-662-1649 or email hello@healingconversationsgroup.com to learn more.

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.

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	19
Primrose School at Broadlands	28

ENTERTAINMENT

StageCoach Theatre Company	15
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HOME SERVICES

Academy Door & Control	27
Hodges Windows and Doors	19
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P&M Contracting	15
Service Specialties Inc. (SSI)	16
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PETS

Stream Valley Veterinary Hospital	27
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KM Karen McKevitt Coaching	19
Lori Christ CPA, LLC	15

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Gallardo Real Estate Group	28
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Loudoun County Transit	2
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BROADLANDS

Newsletter Advertising Rates and Sizes

COLOR DISPLAY ADS

Size & Location • Rates are per issue

All ads will be full color (if provided in color)

INSIDE PLACEMENTS:

	PRICE Month to Month	PRICE 6+ Months Prepaid Discount	PRICE 12+ Months Prepaid Discount
• Eighth Page (3.75" wide x 2.41" tall)	\$125	\$100	\$75
• Quarter Page (3.75" wide x 5.00" tall)	\$225	\$215	\$200
• Half Page	\$430	\$400	\$375
Horizontal: 7.66" wide x 5.00" tall Vertical: 3.75" wide x 10.16" tall			
• Full Page	\$1000	\$900	\$850
7.66" wide x 10.16" tall			

INSIDE COVER PLACEMENTS (Contact for Availability):

• Quarter Page (3.75" wide x 5.00" tall)	\$250	\$225	\$210
• Half Page	\$450	\$425	\$400
Horizontal: 7.66" wide x 5.00" tall Vertical: 3.75" wide x 10.16" tall			
• Full Page	\$1050	\$950	\$900
7.66" wide x 10.16" tall			

OUTSIDE COVER PLACEMENTS (Contact for Availability):

• Quarter Page Horizontal Banner	\$275	\$250	\$240
7.66" wide x 2.75" tall			
• Quarter Page (3.75" wide x 5.00" tall)	\$275	\$250	\$240
• Half Page	\$475	\$455	\$435
Horizontal: 7.66" wide x 5.00" tall			
• Full Page	\$1050	\$950	\$900
7.66" wide x 7.50" tall or 8.50" wide x 8.25" tall			

SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

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



The Purpose of SWHO A

Southern Walk at Broadlands Homeowners Association, established in 2001, (known by many as the SWHO A) consists of 1,112 units located in the southern section of Broadlands. The specific purpose of this association is to provide for the installation and maintenance of a private utility system (internet) within the Property.

If you own a home in Southern Walk, you are automatically a member of two separate associations. The master association is Broadlands Association.

The Southern Walk HOA sub-association does not oversee any of the common areas, facilities, contractors, or employees for Broadlands. Southern Walk is governed by a separate Board of Directors and has a separate Community Manager.

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BROADLANDS

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BROADLANDS: 21367 Shale Ridge Court | 703.724.4200 | PrimroseBroadlands.com



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- Sprucing up your home and fixing the little things will likely yield you a much higher return than a price drop or repair concession you have to make if these become "deal breaker" items for a buyer.

FACT:

A single family home in Broadlands purchased in 2001 and sold in 2023 increased in value by 174%

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