

FEBRUARY 2024

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Valentine's Day!*

# BROADLANDS

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*Official Newsletter of the Broadlands Homeowners Association*





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# BROADLANDS



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## Board of Directors

### Upcoming Virtual Meeting

Tuesday, February 13th - 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 - January 9th Virtual Meeting Highlights

- Approved the minutes of the December 12, 2023 Board Meeting
- Did not take action on a resident request for additional streetlights on Village Drive
- Established the Annual Meeting date for May 7<sup>th</sup>
- Appointed Eric Bazerghi, John Horner, and Sarah Gerstein to the 2024 Annual Meeting Elections Committee
- Approved the revised Assessment Collection Policy Resolution
- Approved a proposal from M-B Logistics for the Boxers & Briefs 5K race on March 9, 2024
- Did not approve a proposal from Kastle Systems for two cameras in the Community Center parking lot
- Approved a proposal from Power Systems Electric for putting the Harvest Green and Village Drive tunnel lights on their own circuits
- Partially approved a violation fee waiver request
- Held nine hearings 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.*

# FEBRUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2 Groundhog Day	3
4	5	6	7	8	9 Newsletter submissions due - 12:00pm Bingo Night 6:30pm - CC	10 Chinese New Year
11 Super Bowl	12	13 Fat Tuesday HOA Board Meeting 6:00pm - Virtual	14 Ash Wednesday Valentine's Day Modification Subcommittee Submissions Due 12:00pm	15	16	17
18	19 President's Day HOA Offices Closed	20	21 Events Committee Meeting 6:30pm - Virtual Modification Subcommittee Meeting 7:00pm - Virtual	22	23	24
25	26 Southern Walk HOA Board Meeting 7:00pm - CC	27	28 Modification Subcommittee Submissions Due 12:00pm	29		

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



# Why Join a Committee?

Broadlands Association relies heavily on volunteers and nowhere is that more apparent than in the development and implementation of the wonderful community events that we have throughout the year. 2020 through 2022 were challenging, but we rose to the challenge and developed socially distant, outdoor-focused events that would attract and engage our community members. In 2023, we brought back some old favorites and developed some new ones. For 2024 and beyond, we would love your input in planning these fun events!

Whether you are a single person living alone, a couple with no children, a growing family with young kids, or empty nesters, we have volunteer roles to fit your lifestyle. Concerned that you will be underutilized, that you lack the necessary skills, or that you may be asked to work on events that do not capture your interest? Fear not, we have needs for all skill and interest levels. Being a part of the planning committees for the events will ensure that we have activities that you and your loved ones will enjoy year after year. While some of the committee positions require considerable time in planning and organizing, the level of commitment can be up to you. Some committees meet once a month, while others are on a more flexible schedule and may meet quarterly or conduct much of their business via email. Some need volunteers to assist with setup or assisting in activities during an event, but do not require routine attendance at committee functions. I am confident that you will find whatever time you have to devote a most rewarding experience.

The Broadlands Live Committee organizes the concert series held at Hillside Park next to the Stone House. Funding for the series is provided by the Broadlands Association, Inc. and sponsors. We held three outstanding and well-attended concerts in 2023, expanding with an October show. This concert series is one of the few free concerts in the region where you can also bring your own food and adult beverages.

The Events Committee hosts an array of community-wide events for adults, teens, and children alike, including past hits like Bingo, Mardi Gras, St. Paddy's Day, Casino Night, SpringFest, Eggstravaganza, Yoga and Wellness Days, Comedy Hour, Carnival, Dog Swim, Wine Tastings, Halloween Parties, Diwali, and Visit with Santa. Even if you don't have time to devote to monthly meetings or advance planning of events, volunteers are needed on the day

of to help with setup and takedown. We did not have any judges in 2023 for the Halloween and holiday home decorating contests and welcome volunteers to take on that role.

The Modifications Subcommittee is responsible for reviewing all applications for changes to the exterior of your unit as well as reviewing the existing Design Guidelines and making recommendations for changes to the Board of Directors. This committee reviews each application in detail to confirm compliance with our Declaration and Design Guidelines. The committee meets 20 times per year (currently virtually) to review applications. In 2023, the committee reviewed nearly 900 applications for your exterior home improvements. They certainly deserve a round of applause!

The Technology Committee is responsible for the design and maintenance of the BroadlandsHOA.org website. The Committee is made up of resident volunteers from the Broadlands community and includes web designers, graphic designers, content managers, database administrators, programmers, and web hobbyists. Membership is open to anyone that would like to help work on the design and content of the site or help with programs or seminars on computer hardware, software, or usage for residents. Tech experience is not required!

The association does not currently have active Neighborhood Watch, Recreation/Pool, or Finance committees. We are open to volunteers for these or other committees you may be interested in serving on. If I have piqued your interest at all, please contact the HOA office to discuss volunteer options that we have available. You may also contact the committees directly. Contact information for each committee is provided in this newsletter as well as on our website at [broadlandshoa.org](http://broadlandshoa.org).

Happy New Year to all!

*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](mailto: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](mailto:rcrews@broadlandshoa.com).* Applications must be submitted by noon on the Wednesday before the meeting by emailing them to [rcrews@broadlandshoa.com](mailto: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](http://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](mailto: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
February 14th.....	February 21st
February 28th.....	March 6th
March 13th .....	March 20th
March 27th .....	April 3rd
April 10th.....	April 17th

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

## Are You Selling Your Home?

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

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

There are submission procedures on the HOA website, [broadlandshoa.org](http://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](mailto:rcrews@broadlandshoa.com).





## Design Guidelines Update

In 2023, the Modifications Subcommittee reviewed and updated all necessary design guidelines and submission requirements. The Broadlands website has been updated with these changes which can be found on the following link: [broadlandshoa.org/design-guidelines/](http://broadlandshoa.org/design-guidelines/)

The design guidelines and submission requirements are a living document that is reviewed often in order to keep up with the latest trends and technologies; therefore, it is important to review the latest changes when preparing your application for the Modifications Subcommittee.

## Please Keep Your Sidewalks Clear!

Both Virginia and Loudoun County Codes require that the occupant – whether an owner or a tenant – remove all snow and ice from any walkway adjoining any part of their property within 6 hours after the snowfall has ceased. If the snow or ice fell during the night, it must be removed by noon the following day. Should the storm occur on Sunday, the accumulation must be removed by noon on Monday. Failure to comply with the Code can result in a fine of: \$250.00 imposed by the county. Complaints should be reported to the County Department of Building and Development, (703) 777-0635.

## 2024 MONTHLY ASSESSMENT BY PROPERTY TYPE:

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

*\*Condo Assessments are paid through 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](http://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](mailto: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 February News

### Next Meeting Scheduled: Monday, February 26, 2024 (In Person)

**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 January 2024 Meeting Highlights

- Review of Meeting Minutes
- Review of Delinquencies
- Review of Contracts

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, please ensure your payments reflect 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

Laura Marshall, Property Manager  
[info@swhoab.com](mailto:info@swhoab.com)

##### President

Shashi Aadipudi  
[vicepresident2022@swhoab.com](mailto:vicepresident2022@swhoab.com)

##### Vice President

B. Shekar Setty  
[director3@swhoab.com](mailto:director3@swhoab.com)

##### Treasurer

Gregory Stone (Non-Owner)  
[treasurer@swhoab.com](mailto:treasurer@swhoab.com)

##### Secretary

Michael Simpson  
[secretary2023@swhoab.com](mailto:secretary2023@swhoab.com)

##### Director

Harish Viswanathan  
[director2@swhoab.com](mailto:director2@swhoab.com)

##### Director

Dinesh Jadhav  
[director1@swhoab.com](mailto:director1@swhoab.com)

## Covenants Corner February

We at the covenants office want to wish everyone a happy new year! We hope everyone had a wonderful holiday season! As we transition into the new year, we would like to note and remind you of a few items that we will continue to inspect.

We are currently conducting inspections of our exterior light poles to ensure they are in good working condition and can help illuminate walkways during the dark winter nights. If you notice that your exterior light pole is not functioning properly, there are a few things you can check before calling an electrician. Firstly, try replacing the light bulb(s) to see if that resolves the issue. If that doesn't work, check your circuit breaker as it may have tripped. Lastly, check your photocell sensor as it may need to be readjusted or replaced. If none of these solutions work, there may be a wiring issue, and it's best to call an electrician. Please note that all exterior light poles should be painted black unless you have received approval from the Modifications Subcommittee for a different color or style. If your exterior pole light appears faded or grayish, it might be time to paint it black..

We would also like to remind everyone about inclement weather sidewalk shoveling safety:

The Loudoun County ordinance (Chapter 1022) requires the owner/occupant of a property which has a public sidewalk adjoining or touching the property in front, rear or either side, to clear or treat that sidewalk for snow and ice within 6 hours of a snowfall (by 12:00 noon for overnight snowfall)

Broadlands Association is not responsible for removing the snow from sidewalks in front of townhomes or single-family homes. This is the sole responsibility of the resident. Property owners abutting common areas (i.e. along Ellzey Drive) are also responsible for clearing those sidewalks. This will provide a safe walkway for children going to school.

The Loudoun County Department of Building and Development is responsible for enforcement of this ordinance. Please report all complaints to Loudoun County via their online reporting tool, LEX – Loudoun Express Request, at this link: [http://iframe.publicstuff.com/#/?client\\_id=1295&request\\_type\\_id=32432](http://iframe.publicstuff.com/#/?client_id=1295&request_type_id=32432).

Thank you,  
Suzan and Anders



## Boxers & Briefs 5k is Right Around the Corner

The 5K will be held in the north side of Broadlands on Saturday, March 9th between 6:00am and 11:30am, with a start time of 9:00am. Traffic cones will be placed along the roadways to allow a lane for runners as well as provide visibility to vehicles.

Throughout the run course, Loudoun County Sheriff deputies and course marshals will be present to ensure safety. Be advised the streets that will be affected are: Waxpool Road, LeFevre Inn Drive, Ellzey Drive, Chickacoan Trail Drive, Truro Parish Drive, Glebe View Drive, Vestals Gap Drive, Claiborne Parkway.

The Community Center parking lot will be closed the evening of March 8th through 11:30 am the morning of March 9th. Event proceeds will support the Latina Endometriosis League of America.

## Looking to Connect With More People in the Community?

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 February 21st at 6:30pm. For more details, please contact our events manager, Crystal Boswell, at [events@broadlandshoa.com](mailto:events@broadlandshoa.com).

## Save the Date for Broadlands Truck Show!

Saturday, April 20th, 12:00pm - 3:00pm. We'll highlight Loudoun County service vehicles such as fire engines, ambulances, the seat belt convincer, Loudoun County Sheriff police cruisers and specialty vehicles, along with trash trucks, snowplows, landscape vehicles and much more!

Plan to spend the afternoon with us and see these vehicles up close and talk with the personnel who operate them! Also, we'll be supporting Women Giving Back, a local non-profit organization, whose mission is to "Help Women and Children in Crisis by Distributing Clothing at No Cost." Look in future editions of the newsletter for the flyer detailing the items you can donate to this outstanding local organization! This event will be a free event and there will be something for everyone!

## 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!

## Learn Hands-Only CPR

When you think of February, do images of snowflakes, hot chocolate, and Valentine's Day pop into

your mind?

Red and pink hearts about this time of year and love is on the brain.

Did you know that February is also

American

Heart Month? Knowing that your heart works tirelessly for you day and night, the American Heart Association (AHA) reminds us to keep our hearts healthy by eating nutritious foods, adopting a moderate exercise program, avoiding smoking, reducing stress, and improving sleep. The AHA also wants us to know what to do if someone suffers cardiac arrest as well. Cardiac arrest happens when the heart's electrical activity malfunctions and the heart no longer beats effectively. This can happen for a variety of reasons such as a heart attack, shock, or substance abuse. 75% of cardiac arrests occur in the home. Learning CPR skills to help someone suffering from cardiac arrest can make the difference between life and death.

Please join us at this free community event to learn hands-only CPR on **February 10th from 10:00am-12:00 in the Community Center**. You will have an opportunity to practice on a CPR mannequin and use an AED trainer. Broadlands resident and local nurse and CPR instructor, Peg Paisley, will lead us through the steps of effective hands-only CPR. Sessions will run for 30 minutes, with a limit of six registrants per class. Registration is on a first come, first served basis and are open until noon the day before the event. Registrations are limited to 6 for each class, and residents can only sign up one person at a time. Participants must be 12 years of age or older. To register, visit <https://firstservicesresidential.myeventscenter.com/event/Cpr-88686>







## 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](http://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.







## Keep Warm, but Safe

**Source: National Fire Protection Agency**

December, January, and February are the deadliest months for home fires, according to the National Fire Protection Association (NFPA). Heating equipment is the second leading cause of home fires and home fire deaths. That's why it's important for you and your loved ones to take extra precautions during the winter.

Thinking of buying a space heater? The NFPA recommends that you make sure it carries the mark of an independent testing laboratory. Install it according to the manufacturer's instructions or have it professionally installed. If you have an electric-powered space heater, plug it into an outlet with sufficient capacity. Never use an extension cord.

Turn off space heaters whenever the room is unoccupied or when manufacturer's instructions say they should be turned off. Portable space heaters are easy to knock over in the dark. Turn them off when you go to bed, or at least make sure they're placed in lighted areas or out of high-traffic areas.

If you use a fireplace or wood stove, use only dry, seasoned wood to avoid the build-up of creosote, an oily deposit that easily catches fire and accounts for

most chimney fires and the largest share of home-heating fires. Use only paper or kindling wood, not a flammable liquid, to start the fire. Do not use artificial logs in wood stoves.

Make sure your fireplace has a sturdy screen to prevent sparks from flying into the room. After the ashes cool, dispose of them in a metal container, which is kept a safe distance from your home.

Make sure fuel-burning equipment is vented to the outside, that the venting is kept clear and unobstructed, and that the exit point is properly sealed around the vent. This is to make sure deadly carbon monoxide does not build up in the home.

Other reminders from the National Fire Protection Association include:

- Don't use your oven to heat your home.
- Inspect all heating equipment annually, and clean as necessary.
- Test smoke alarms monthly; install a carbon monoxide alarm outside each sleeping area.

For more information, visit [nfpa.org](http://nfpa.org).







## Winter Safety Tips: Preventing Falls

Submitted by: Loudoun Sheriff's Office

Cold, wet winter weather can bring treacherous roadways, sidewalks and parking lots. Each year, Loudoun County emergency medical personnel respond to numerous calls for injuries due to slips and falls during icy conditions. Injuries from falls can lead to long-term health problems as well as time away from work and family. Loudoun County Fire, Rescue and Emergency Management officials remind residents of the dangers that bad weather brings and offer a few tips on how to stay safe in the winter.

### Prevention

- Wear proper foot gear with good traction; rubber soles work best
- Take smaller steps when walking
- Walk slowly and never run on icy ground
- Keep both hands free for balance rather than in your pockets
- Use handrails if available
- Test potentially icy spots by tapping the area with your foot
- Step carefully, don't jump out of vehicles
- Keep walkways clear
- Avoid carrying large loads that limit your line of vision


### Safe Winter Walking

- Plan ahead; allow sufficient time and plan your route
- Walk in designated walkways
- If the walkway is covered with ice, travel along grassy areas for traction
- When entering buildings, remove snow and water from shoes to prevent slipping

### When It's Icy

- Take short steps or shuffle
- Bend slightly, walk flat-footed with your center of gravity over your feet
- Be prepared to fall
- If you fall, avoid using your arms to protect against breaks
- Roll with the fall; Try to twist and roll backwards, rather than falling forward
- Toss your load; Protect yourself instead of the objects being carried





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# 2024 BROADLANDS EVENTS CALENDER

*\*please note events are subject to change\**

JANUARY	FEBRUARY	MARCH
<b>BINGO Night</b> Friday 26th 6:00pm-8:00pm Community Center	<b>BINGO Night</b> Friday 9th 6:00pm-8:00pm Community Center  <b>Hands-Only CPR</b> Saturday 10th 10:00am-12:00pm Community Center	<b>BINGO Night</b> Friday 1st 6:00pm-8:00pm Community Center  <b>St. Patrick's Day Fest</b> Saturday 16th 3:00pm-6:00pm Community Center Parking Lot  <b>Eggstravaganza</b> Saturday 30th 10:00am-1:00pm Hillside Park/Community Center
APRIL	MAY	JUNE
<b>BINGO Night</b> Friday 5th 6:00pm-8:00pm Community Center  <b>Truck Show</b> Saturday 20th 12:00pm -3:00pm Southern Walk Pool Parking Lot	<b>BINGO Night</b> Friday 3rd 6:00pm-8:00pm Community Center  <b>Yard Sale</b> Saturday 4th 8:00am-2:00pm Throughout Broadlands	<b>Summer Celebration</b> Saturday 22nd 3:00pm-6:00pm Community Center Parking Lot
JULY	AUGUST	SEPTEMBER
<b>BINGO Night</b> Friday 12th 6:00pm-8:00pm Community Center	<b>Broadlands Live!</b> Friday 2nd 5:30pm-9:00pm Hillside Park  <b>Middle School Pool Party</b> Saturday 24th 6:30pm-9:00pm Southern Walk Pool	<b>Broadlands Live!</b> Friday 6th 5:30pm-9:00pm Hillside Park  <b>Dog Swim</b> Saturday 7th 9:00am-1:00pm Summerbrooke Pool  <b>Dog Swim</b> Saturday 14th 9:00am-1:00pm Summerbrooke Pool  <b>Yard Sale</b> Saturday 28th 8:00am-2:00pm Throughout Broadlands
OCTOBER	NOVEMBER	DECEMBER
<b>Broadlands Live!</b> Friday 4th 5:30pm-9:00pm Hillside Park  <b>Halloween Party 3rd-5th grade</b> Friday 18th 6:00pm-8:00pm Community Center  <b>Oktoberfest</b> Saturday 26th 2:00pm-6:00pm Location: TBD	<b>Nature Event</b> Saturday 2nd 10:00am-12:00pm Community Center  <b>BINGO Night</b> Friday 22nd 6:00pm-8:00pm Community Center	<b>Winter Wonderland</b> Friday 6th 4:00pm-8:00pm Nature Center Parking Lot  <b>Holiday Market</b> Saturday 7th 11:00am-3:00pm Location: TBD

For more information check out the events page: <https://www.broadlandshoa.org/calendar-2/>



# BINGO NIGHT



February 9, 2024

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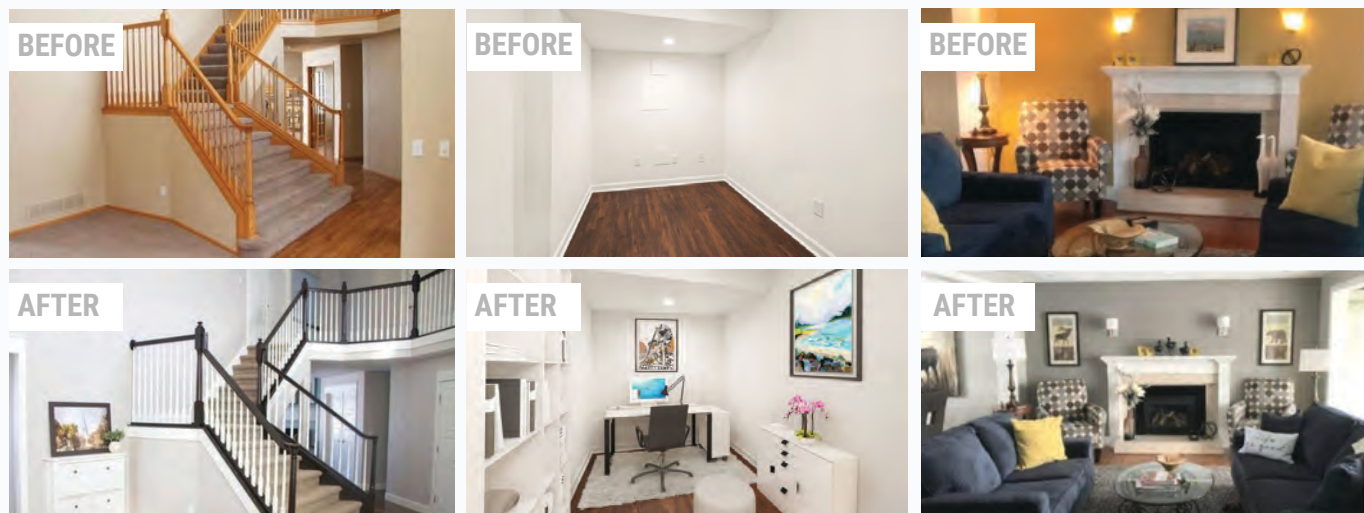
As we head into the Spring market and the anticipation that interest rates will improve, more buyers are getting ready to enter the market in 2024. Preparing your house for sale is a crucial step in attracting potential buyers and maximizing its market value. Here are practical tips to ensure your home is in top condition and appeals to a wide range of buyers:

- **Deep Clean Your Home:** Start with a thorough cleaning of your entire home. Clean carpets, wash windows, dust surfaces, and pay special attention to kitchens and bathrooms. A clean and well-maintained home creates a positive impression.
- **Declutter and Depersonalize:** Remove personal items and excessive clutter to allow potential buyers to envision themselves in the space. Clear countertops, shelves, and closets. Consider renting a storage unit to temporarily store items you don't need during the selling process.
- **Make Necessary Repairs:** Address any visible issues or needed repairs. This includes fixing leaky faucets, replacing broken tiles, patching holes in walls, and ensuring all appliances are in working order. Buyers are more likely to be interested in a home that is move-in ready.
- **Neutralize Color Schemes:** Consider repainting bold or unique color choices with neutral tones. Neutral colors create a blank canvas for buyers, making it easier for them to visualize their own furnishings and décor in the space.
- **Enhance Curb Appeal:** The first impression matters, so make sure the exterior of your home is inviting. Trim bushes, mow the lawn, plant flowers, and ensure the entrance is clean and welcoming. A well-maintained exterior sets a positive tone for the rest of the viewing.
- **Update Lighting Fixtures:** Replace outdated or worn light fixtures with modern, energy-efficient options. Good lighting can make spaces feel more inviting and well-lit, enhancing the overall appeal of your home.
- **Maximize Natural Light:** Open blinds and curtains to let in natural light. Well-lit spaces appear larger and more inviting. Clean windows to ensure they sparkle and enhance the overall brightness of your home.
- **Tend to Landscaping:** Pay attention to your outdoor spaces. Trim trees and bushes, weed flower beds, and add fresh mulch. A well-maintained garden and yard contribute to the overall curb appeal.
- **Highlight Storage Space:** Buyers are often looking for ample storage space. Showcase the storage potential in your home by organizing closets and cabinets. Consider investing in storage solutions to maximize space.
- **Address Odors:** Eliminate any unpleasant odors in your home. Clean carpets, drapes, and upholstery. Avoid strong scents and opt for a clean, neutral fragrance.

## What about staging and renovations?

Yes, the short answer is both can yield a seller a higher sales price. However, it's essential to balance the cost of renovations with the potential return on investment. Not all renovations will yield a positive return, so sellers should carefully consider which projects are likely to have the most impact on their property's value.

Before making significant decisions, it's advisable for sellers to consult with a real estate professional who can provide guidance based on knowledge of the local market and buyer preferences. They can help sellers prioritize improvements that are likely to maximize their return on investment.





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# Carbon Monoxide Poisoning

The risk of Carbon Monoxide (CO) poisoning increases during winter months due to cold temperatures forcing home heating systems to run longer and more frequently. Often called the silent killer, CO is an invisible, odorless, colorless gas created when fuels (such as gasoline, wood, coal, natural gas, propane, oil, and methane) burn incompletely. In the home, fuel burning heating and cooking equipment when damaged or misused can be sources of CO. Other sources of CO include cars, generators, lawn mowers, and grills.

CO alarms provide early warning of CO in your home. To help prevent CO poisoning, the Loudoun County Combined Fire and Rescue System (LC-CFRS) recommends installing CO alarms on every level of the home if your home has fuel-burning appliances or an attached garage. If you show symptoms of CO poisoning, immediately move to a fresh air location and seek medical care. CO poisoning symptoms include headache, dizziness, weakness, nausea, vomiting, chest pain, and confusion.

## Here are some important CO Alarm tips:

- CO alarms should be installed in a central location outside each sleeping area and on every level of the home.
- Choose a CO alarm that is listed by a qualified testing laboratory.
- Follow the manufacturer's instructions for placement and mounting height.
- Test CO alarms at least once a month.
- Check for low batteries during your monthly test. If the

battery is low, replace it.

- Replace CO Alarms according to the manufacturer's instructions.
- If the CO alarm sounds, immediately move to a fresh air location, such as outdoors or by an open window or door. Call for help from the fresh air location and stay there until emergency personnel declare that it is safe to re-enter the home.

The LC-CFRS Smoke Alarm Program offers free home safety assessments to all residents. During the free home safety assessment, personnel will check smoke alarms and CO alarms for proper placement and operation. If your smoke alarms are broken or outdated, LC-CFRS will replace them with battery powered alarms at no cost and install additional alarms as necessary.

LC-CFRS recently received a Federal Emergency Management Agency (FEMA) grant for a limited number of combination smoke and CO alarms. During the free home assessment, personnel will be able to install these combination smoke and CO alarms, as needed and while supplies last. If LC-CFRS personnel run out of the combination smoke and CO alarms, they can install smoke alarms where needed and provide homeowners with information on CO alarms for their home.

For more information about the Smoke Alarm Program or to schedule an appointment, call the hotline 703-737-8093 or visit [loudoun.gov/smokealarms](http://loudoun.gov/smokealarms) and complete the online form.

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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](mailto:Newsletter@broadlandshoa.com).

## ASHBURN TOASTMASTERS

Holding Online Meetings. Please contact our VP of Membership, [vp-703053@toastmastersclubs.org](mailto:vp-703053@toastmastersclubs.org), for the URL to join our meetings. Check our website, [ashburn.toastmastersclubs.org](http://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 [brambletonladiesgolf.org](http://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 February 21st 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](mailto:events@broadlandshoa.com).

## BROADLANDS LIVE! COMMITTEE

The Broadlands Live Committee is planning the 2024 concert series. The committee relies on volunteers to help make the concert season a success. Email Jason at [BroadlandsLive@broadlandshoa.com](mailto: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](http://Pack1483.org)) meets at Hillside ES; and Cub Scout Pack 1484 ([Pack1484.org](http://Pack1484.org)) meets at Mill Run ES. To learn more about us, please visit [BeAScout.org](http://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](http://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](http://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](mailto:miller.kir@gmail.com) or [ashburnmomsclub@yahoo.com](mailto: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](mailto: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.





# Finding Greater Joy In 2024 By Doing the Opposite

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

Personal growth and change can happen in all sorts of ways; and, while we usually think of doing more (e.g., exercise) or less (e.g., eating fewer calories or drinking less) as the most optimal ways to achieve our goals, perhaps simply shifting our mindset and doing things differently is a good approach to take for 2024.

In the 1990's television sitcom, *Seinfeld*, the episode, "The Opposite," did a fantastic job of capturing the value and importance of getting out of one's way for meaningful change to occur. In the episode, George Costanza, a main character in the show, declares to his friend, Jerry Seinfeld, that every decision he's made in life has led to unsuccessful outcomes or unhappiness. After listening to George, Jerry asserts, "If every instinct you have is wrong, then the opposite would have to be right." Up until this point in the series, George is unemployed, single, and lives at home with his parents with no real direction in life beyond hanging out.

George acknowledges Jerry's point, and in turn, decides to experiment with doing the opposite of what he would normally do. And as the episode unfolds, George experiences a series of wins with his new approach and philosophy – he orders the opposite of his normal lunch and asks a beautiful woman out who has ordered the same meal and she accepts, he stops shaving, he yells and corrects loud people in a movie theater, he gets an interview with the New York Yankees through his new girlfriend and gets a job with the Yankees even after criticizing George Steinbrenner's management style, and he finally moves out of his parents' house. By doing the opposite, George goes from being a dishonest, insecure, anxious and annoying character to being a direct, confident and happy winner. In the end, he realizes that because of his character and choices, he caused most of his problems and the bad things that happened to him. He just needed to get out of his own way to do better. The episode, in addition to being funny, is really a metaphor for change.

Psychologists have long studied the ways in which environment and choices can influence behavior and mood for humans, and recent research findings on experiential diversity – the concept that experiencing different and new places or doing things differently can improve mood and wellbeing – are intriguing and show promise. For example, a recent study using geo-tracking found that participants who increased their exposure to a wider range of places and people experienced an increase in positive mood compared to participants who did not stretch themselves in this

way. Moreover, the participants who experienced an increased positive mood and greater well-being were also motivated to continue to seek out more activities and locations. In other words, if you push yourself to get out of your old ways of doing things, you will feel better, which in turn will increase your desire to want to do more in life.

Instead of fixating on rigid goals or making drastic changes, consider taking a page out of George Costanza's book for personal growth and improvement in 2024. Start by making a list of things in your life that don't work or cause you and your loved ones distress, and brainstorm alternative solutions. To begin with, try taking a different route home from work, sampling new cuisines, exploring different places and meeting new people, or switching up your workout routine. Cut down on alcohol and find other ways to relax and feel good, like going for a walk or picking up a hobby. Wishing you a wonderful 2024!

*"But the worst enemy you can meet will always be yourself..."*

*~ Friedrich Nietzsche*





# Briar Woods Athletic Boosters Club Mulch Sale

Support Briar Woods Student Athletes by purchasing your spring mulch from the Boosters Club! Mulch orders will be delivered right to your driveway! (20148 addresses only)



Mulch Delivery Day: Saturday, March 16th, 2024  
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Order Deadline: Thursday, March 7th, 2024

Questions:

Email us at [events@bwboosters.org](mailto:events@bwboosters.org)

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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 Transit.....	703-771-5665
Loudoun Hospital .....	703-858-6000
Miss Utility.....	800-552-7001
Metro.....	202-637-7000
Parks and Recreation .....	703-777-0343
Loudoun County Commuter Services.....	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 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

### JACOBS SERVICES:

Handyman, Home Repairs & Improvements. Landscaping. Computer Help. Call or Text Richard at 202-287-1260 or Email jacs. services.dc@gmail.com.

### 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 contact Mike at P&M General Contracting: 703-862-0415; Mike.Rosario@verizon.net.

## PROFESSIONAL SERVICES

### PERSONALIZED GUNSMITH SERVICES:

Cleaning, servicing, and after-market modifications for pistols, shotguns, and carbines from a certified gunsmith at Precision Firearms Training & Gunsmith Services LLC. Please contact Joe at 703-431-5108 or by email at pftgservices@gmail.com.

## 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 at 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](http://broadlandshoa.org/newsletter).
2. Classified ads are limited to 40 words maximum and the text should be emailed to [ads@broadlandshoa.com](mailto:ads@broadlandshoa.com).
3. Payments can be made on our website at [broadlandshoa.org/newsletter](http://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](mailto: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](http://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](mailto: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](http://broadlandshoa.org)

**General Mailbox:** [info@broadlandshoa.com](mailto: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](http://fsresidential.com) ♦ [ar.dcmetro@fsresidential.com](mailto: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](mailto:sarah@broadlandshoa.com)

### Covenants Manager:

Suzan Rodano ♦ [covenants@broadlandshoa.com](mailto:covenants@broadlandshoa.com)

### Covenants Inspector:

Anders Isaksen ♦ [anders@broadlandshoa.com](mailto:anders@broadlandshoa.com)

### Modifications and Resale Manager:

Robin Crews ♦ [rcrews@broadlandshoa.com](mailto:rcrews@broadlandshoa.com)

### Modifications Assistant & Pool Registrar:

Amy Streater ♦ [amy@broadlandshoa.com](mailto:amy@broadlandshoa.com)

### Director of Resident Services:

Stassa Collins ♦ [stassacollins@broadlandshoa.com](mailto:stassacollins@broadlandshoa.com)

### Newsletter Editor:

Natalie Ihanainen ♦ [Newsletter@broadlandshoa.com](mailto:Newsletter@broadlandshoa.com)

### Aquatics Director and Community Outreach Coordinator:

Julie Holstein ♦ [julie@broadlandshoa.com](mailto:julie@broadlandshoa.com)

### Events Manager:

Crystal Boswell ♦ [events@broadlandshoa.com](mailto:events@broadlandshoa.com)

### Receptionist & Community Center Rentals:

Joanne Hang ♦ [joannehang@broadlandshoa.com](mailto:joannehang@broadlandshoa.com)

## BOARD OF DIRECTORS

**President:** David Baroody ♦ [dm.cmb@outlook.com](mailto:dm.cmb@outlook.com), 703-729-6785

**Vice President:** Eric Bazerghi ♦ [eric@thehouse.net](mailto:eric@thehouse.net), 571-207-6505

**Secretary/Treasurer:** Dawne Holz ♦ [holz.d@icloud.com](mailto: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](mailto:broadlandslive@broadlandshoa.com)

**Events:** Crystal Boswell ♦ [events@broadlandshoa.com](mailto:events@broadlandshoa.com)

**Modifications:** Robin Crews ♦ [rcrews@broadlandshoa.com](mailto:rcrews@broadlandshoa.com)

**Swim Team:** [broadlandsswimteam.org](http://broadlandsswimteam.org)

**Technology:** Dawne Holz ♦ [deholz@icloud.com](mailto:deholz@icloud.com)

**Racquet:** [BroadlandsTennis@gmail.com](mailto:BroadlandsTennis@gmail.com)



## Advertising Directory

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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](mailto:jwalter@e-gcg.com) or 703-818-2700. You may also visit [broadlandshoa.org/newsletter](http://broadlandshoa.org/newsletter)
- Email camera ready ad in PDF format to [jwalter@e-gcg.com](mailto: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.





## St. Theresa's Donut Sunday's

Saint Theresa Church located in Ashburn, Virginia was founded in 1991 and was named after St. Thérèse of Lisieux, who is spiritually known for her "Little Way." A local Broadlands resident, and parishioner of Saint Theresa, Angela Haberland created and led a Donut Sunday Program with a mission to bring people together, create a community and help serve others. People came from all over to help with this mission. Within 5 months, attendance grew by 128% and volunteers grew by 266%.

The Donut Sunday Program was featured in over 23 different marketing assets. New memories were created, new friendships were formed, and new beginnings were made. Please visit the Saint Theresa website for future events to be a part of:

<https://sainttheresaparish.com>.



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Sunday (boarder pick up only): 5 PM - 7 PM



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[www.streamvalleyvet.com](http://www.streamvalleyvet.com)

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# BROADLANDS

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## Thinking about **selling?**



As we head into the Spring market and the anticipation that interest rates will improve, more buyers are getting ready to enter the market in 2024! Preparing your house for sale is a crucial step in attracting potential buyers and maximizing its market value.

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**NOW**

Call for a free consultation to learn more about how my experience, knowledge of the Broadlands market and understanding of buyer preferences, can help net you the most money from the sale of your home.

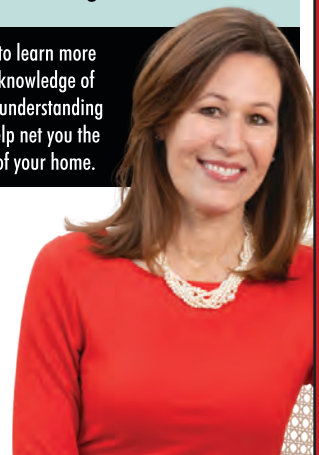
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