

APRIL 2024

# BROADLANDS



Mark your calendars for the Truck Show on April 20th. For more information see page 17

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*Official Newsletter of the Broadlands Homeowners Association*



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# Thursday's **Float Night**

**Southern Walk Pool • 5:00 pm – 9:00 pm**

**Bring your floats and join us for games, music & float night fun!**

*Float nights are free to Broadlands Pool Members & their guests. A valid pool pass is required for entry. Only beach ball type balls permitted. Pool management reserves the right to restrict the number of floats in the pool at any given time, as well as floats that may present a safety risk.*



# BROADLANDS



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## Board of Directors Upcoming Virtual Meeting Tuesday, April 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 March 12th Virtual Meeting Highlights

- Met with representatives from the Broadlands Piranhas swim team about the 2024 season
- Reviewed a resident request to designate a no-parking area on Avonworth Square
- Approved a common area modification application for a fence
- Approved the proposed amended Design Guidelines for trash and recycling bin enclosures
- Approved a request for hosting a mini-triathlon organized by Loudoun Mini Athletes' Tri (LMAT)
- Approved a playground safety inspection proposal from Playground Patrol
- Approved a proposal from SmartProperty for a common area and private road Reserve Study and software
- Approved the proposal Section 202 Demott & Silver for Phase 1 bond release inspections by Gardner Engineering
- Partially approved two violation fee waiver requests
- Held twenty-one 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.*

# APRIL

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 April Fools Day	2 Autism Awareness Day	3 National Walking Day Modification Subcommittee Meeting 7:00pm - Virtual	4 Southern Walk HOA Board Meeting 7:00pm - Virtual (Rescheduled March Meeting)	5 LCPS Student Holiday Bingo Night 6:30pm - CC	6
7 World Health Day	8	9 Eid al Fitr - end of Ramadan 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 National Pet Day World Parkinson's Day	12	13
14	15 Tax Day (Taxes Due)	16	17 Modification Subcommittee Meeting 7:00pm - Virtual	18	19	20 Truck Show 12:00pm - SW Parking Lot
21	22 Earth Day Passover (Start) Southern Walk HOA Board Meeting 7:00pm - CC	23	24 Modification Subcommittee Submissions Due 12:00pm	25	26 Arbor Day National Pretzel Day	27
28	29 Duke Ellington Day International Dance Day	30 Passover (End) International Jazz Day				

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



# Reserve Funding - What are Reserves?

There can be a lot of confusion about HOA's and what they do with assessments that are collected from the homeowners. Particularly with a very large association like Broadlands, it can be easy to get confused by its many moving parts. One of the most misunderstood parts of a budget is reserves. So, what are they?

Reserve funds are designated sums of money set aside for future expenses such as building, road, and trail repairs or replacements. Reserve funds ensure that all owners in an association help contribute to the future repair and replacement of items they have enjoyed during the duration of their ownership. Reserve funds, unlike operating funds, pay for the major repairs and replacements of the common elements. While the annual operating funds might pay for the annual replenishment of safety surfacing at the tot lots, reserve funds pay for the replacement of the entire structure every 25 years. Operating funds pay for the replacement of a failed belt on a pool pump, but reserve funds pay for the replacement of the entire motor every ten years. Operating funds pay for routine maintenance for HVAC or plumbing in community buildings, but reserve funds replace the HVAC system every 15 years and the roof every 30 years. Operating funds pay to replace the bulbs in the path and streetlights, but reserve funds pay to replace the entire fixture every 40 years. Reserve funds protect the stability of your association's finances from naturally irregular, yet predictable, future expenditures for the replacement of reserve components.

An HOA needs to have a healthy reserve fund to prevent unexpected financial burdens on homeowners. An adequately funded reserve account helps alleviate the need for special assessments for major maintenance and replacement of common property. Special assessments can be viewed as red flags by lenders and prospective buyers as they can be indicative of insufficient budgeting or unsuitable caps on assessments. HOA's must disclose special assessments to prospective homebuyers in the resale disclosure packages, the contents of which are dictated by state statute. Special assessments are sometimes unavoidable, and Broadlands did implement a special assessment in 2010 following an unprecedented winter with extraordinary expenses relating to snow services as well as a real estate market crash which caused an unexpected rise in delinquent owners.

The size of the reserve fund is determined by an engineering study known as a reserve study, where an outside professional assesses the current condition and projected future costs of common area assets.

In Virginia, state law requires that reserve studies be updated at least once every five years. Broadlands hires an independent engineer to analyze the inventory of all items owned by the association, assess the condition of these items, estimate the remaining economic life and replacement cost of each asset, and develop a financial plan for the major repair and replacements of said items over the next forty years.

The association will be updating our reserve study this year, incorporating common elements like roads and trails in new sections of Demott & Silver and Hillside, as well as new play equipment in Overland Park and Village Drive. A copy of the 2020 reserve study can be found in the online portal FirstService Connect and the new one will be uploaded there once it is complete. If you're unfamiliar with Connect, please check out <https://broadlands.connectresident.com/> and set up your online account. This will give you access to your account history, the financial records of the association such as the monthly income and expense statements, and other forms and the legal documents of the association. Having a solid reserve fund allows the board to maintain property values and provide a comfortable living experience for all homeowners. Reserve contributions in 2024 total \$882,430 of our annual budget. Contributions are made monthly into designated reserve accounts which are overseen by a wealth advisor and invested into laddered CD's that are FDIC insured. Once designated as such, reserve funds cannot be used for any other purpose.

Broadlands was also fortunate to receive funds from the developer in the form of annexation fees, which have funded capital projects such as the solar array, the community center recreation pool, and the HOA office renovation. If you have any questions about our reserves or other financial-related questions, please contact me any time at [Sarah@broadlandshoa.com](mailto:Sarah@broadlandshoa.com) or 703-520-9905.

Cheers.

*Sarah*

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





## Modifications Information

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

If you are unsure if approval is required for your project, contact Robin Crews, Modifications/ Resale Manager at [rcrews@broadlandshoa.com](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
March 27th .....	April 3rd
April 10th .....	April 17th
April 24th .....	May 1st
May 8th .....	May 15th
May 29th .....	June 5th

*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, deck/fence repair, fresh coat of paint or stain maintenance, mailbox unit repair, removal of any mildew, screen window repair 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 any 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).





## Attention Tenants with Pool Passes

If your lease is expiring during May, June, July, or August and you plan to renew or extend your lease, please provide an updated Absentee Owner Statement (AOS) signed by the property owner and a copy of the new lease or lease extension. This will allow us to update our records, including pool pass accounts. Tenant pool passes will expire at the end of the lease term unless there is an updated AOS and lease/lease extension on file in our office.

To ensure pool passes remain valid for the entire pool season, please submit the updated documents as soon as possible. You can do so by emailing the AOS and lease/lease extension to [info@broadlandshoa.com](mailto:info@broadlandshoa.com). You can find the AOS form at [broadlandshoa.org/tenant-information](http://broadlandshoa.org/tenant-information). Please allow 3 business days for processing of all submissions.

Please note that lifeguards and pool assistants cannot provide this service at the pools. New tenants will need to submit an AOS and lease and register for virtual pool passes at [broadlandshoa.org/amenities/pool](http://broadlandshoa.org/amenities/pool). Please allow 3 business days for processing of all submissions. Access to the pools will NOT be granted until proof of residency and photos have been submitted.

## Modification Guidelines

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

## Remember to Weed Your Yards and Trim Your Trees

Per the Lawn and Yard Maintenance Resolution 6.11.13 found on [broadlandshoa.org/rules-and-regulations](http://broadlandshoa.org/rules-and-regulations), lot owners and residents shall keep their properties free of excessive weeds, overgrown or unsightly shrubbery or other plant growth. Lot owners and residents shall undertake any weeding and mulching of planted beds and pruning of shrubbery and trees which is necessary to keep a proper, neat and clean appearance of the Lot.

An owner of a lot that borders a sidewalk shall ensure that any trees which overhang the sidewalk are trimmed to provide a minimum height of eight (8) feet, measured above the sidewalk level, free of obstruction. No trees with a diameter of more than four inches and measuring two feet above ground level shall be removed without the express written authorization. Lot owners and residents shall remove any and all dead plants and shrubs from their Lots.

If you have questions regarding weeding and pruning maintenance, contact the covenants team at [covenants@broadlandshoa.com](mailto:covenants@broadlandshoa.com) or to request a reasonable extension to rectify the issue.

## 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 April News

**Next Meetings Scheduled: Thursday, April 04, 2024 (Rescheduled March Meeting/Virtual); Monday, April 22, 2024 (In Person)**

Southern Walk HOA Board of Directors Meetings: Monthly meetings are held virtually on the fourth Monday at 7:00 pm. Every quarter 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. To obtain copies of approved minutes, log into your account on FirstService Residential Connect. Owner access to the site is by registration at [dcmetro.fsrconnect.com/residentwelcome](https://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.

### CALL FOR CANDIDATES

Southern Walk Homeowners Association (SWHOA) has been managing the telecommunications bulk billing agreements since the community's inception over 20 years ago. The current bulk billing agreement with Verizon will expire in 2025. SWHOA must make important decisions regarding the future of telecommunication services to the community. Currently, the HOA has two open positions on the board. HOA is approaching the community to seek volunteers to serve on the board at this critical juncture. Candidates will be chosen by the affirmative vote at the April 4, 2024, Board of Directors meeting, to serve until the next annual meeting and elections in October 2024. Prospective candidates shall contact the Community Manager of the HOA at [Laura.Marshall@fsresidential.com](mailto:Laura.Marshall@fsresidential.com) and complete the included application for the Board of Directors.

### BOARD OF DIRECTORS

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

President: Shashi Aadipudi - [president@swhoab.com](mailto:president@swhoab.com)

Vice President: B. Shekar Setty - [vicepresident@swhoab.com](mailto:vicepresident@swhoab.com)

Treasurer: Michael Simpson - [treasurer@swhoab.com](mailto:treasurer@swhoab.com)

Secretary: Dinesh Jadhav - [secretary2023@swhoab.com](mailto:secretary2023@swhoab.com)

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



### APPLICATION FOR BOARD OF DIRECTORS

I am interested in the affairs of the community and willing to serve on the Southern Walk at Broadlands Board of Directors.

*Please print or type all information.*

#### CANDIDATE:

Name

Address

Telephone

Signature of Candidate

#### QUALIFICATIONS: Pertinent Biographical Information

*(attach a separate sheet of paper, if necessary)*

Please forward your completed Application for Candidacy to [laura.marshall@fsresidential.com](mailto:laura.marshall@fsresidential.com).  
Electronic submission is strongly encouraged.



## Have a Graduating Senior? Let's Celebrate Their Accomplishment!

Let's celebrate our seniors achieving one of life's greatest milestones... graduation! Shine the spotlight on your graduating high school and college seniors in the June newsletter by sending us their photo and a celebratory message as they approach this major life event.

Send us your senior's photo, name of high school or college and a message of 25 words or less to [newsletter@broadlandshoa.com](mailto:newsletter@broadlandshoa.com) by 5:00pm on Friday, May 10th.

## 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 April 10th at 6:30pm. For more details, please contact our events manager, Crystal Boswell, at [events@broadlandshoa.com](mailto:events@broadlandshoa.com).

## Buy and Sell at the Spring Yard Sale

**Saturday, May 4th, 8:00am - 2:00pm throughout the Community. Rain or shine, come shop and sell at private residences throughout Broadlands.**

If you would like to be included in the online listing of addresses, please complete the Yard Sale Submission Form on the website at [broadlandshoa.org/yardsale-form](http://broadlandshoa.org/yardsale-form). ***It is the residents' responsibility to check the website to ensure inclusion and accuracy.*** Residents do not have to be on the list of participants to be part of the community yard sale.

Check out the list of participants to see what's for sale and view the community map to find each unit at [broadlandshoa.org/yardsale](http://broadlandshoa.org/yardsale). The HOA will be publicizing the yard sale in Loudoun Now, The Loudoun Times-Mirror and The Washington Post.



## Dog Owner Etiquette

*As a responsible dog owner, it's important to manage your pet's behavior and follow certain rules of etiquette to ensure that you and your furry friend(s) are courteous members of the community. Following these guidelines can help you maintain good relationships with your neighbors and keep your dog safe and happy.*

### AS A RESPONSIBLE DOG OWNER...

#### SCOOP THE POOP

It is important to remember to always scoop the poop and properly dispose of it. Not only is it the courteous thing to do for your community, but it also helps keep public spaces clean and safe for everyone. So the next time you take your dog for a walk, be sure to bring along a bag or use one of our many Mutt Mitt stations to pick up and properly dispose of your pet's waste.

#### CALM YOUR BARK

It is important to be mindful of your pet's barking. Excessive barking can be a nuisance to your neighbors and disrupt the peace of the community. Avoid leaving them alone for extended periods as this can lead to boredom and excessive barking. If your dog does bark, be sure to address the issue promptly and consider using a bark collar or try seeking professional help if necessary. Remember, being a considerate dog owner means being mindful of your dog's impact on others.

#### DON'T UNLEASH THE HOUNDS

It is important to keep your dog on a leash when in public spaces. This not only ensures their safety but also the safety of others around them. Always keep your dog on a leash while walking them in public areas such as parks, sidewalks, or trails. Also, make sure to choose the right leash length for your dog's size and strength. Remember, keeping your dog on a leash is not only a matter of following the rules and a safe practice but also a matter of being courteous to others.

#### R-E-S-P-E-C-T

It is important to respect people who do not like dogs or are afraid of them. Even if you believe that your dog is friendly and harmless, not everyone may feel comfortable around them. It is important to be mindful of other people's feelings and avoid bringing your dog too close to them. If someone expresses their discomfort or fear around your dog, it is best to keep your dog at a safe distance or move away from them altogether. Remember, being a considerate dog owner means being respectful of others, even if they do not share your love for dogs.



# 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>BINGO Night</b> Friday 7th 6:00pm-8:00pm Community  <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/>



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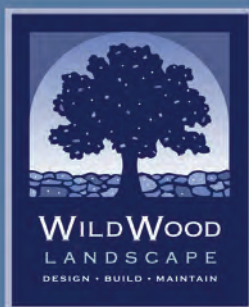
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## April Covenants Corner

*We at the Covenants Office would like to wish everyone a happy spring! It is time to start our spring-cleaning inspections so this year we wanted to provide you with a checklist for items that we will be inspecting during spring and summer. Please note that we are only looking for items that need attention.*

### COVENANTS PROPERTY UPKEEP CHECKLIST

#### CLEAN AND KEEP FREE OF MILDEW AND BUILD-UP

- ☐ Siding
- ☐ Basement walk-ups & surrounding areas
- ☐ Front stairs, handrails & leadwalks
- ☐ Decks & fences
- ☐ Patios

#### DAMAGED EXTERIOR TRIM/ROTTING WOOD

- ☐ Trim around doors, windows & garage
- ☐ Roof line trim & wrap
- ☐ Porches

#### PAINT & STAIN (application is required for color/stain changes)

- ☐ Trim color should be consistent on the entire home
- ☐ Shutters, front doors, railings
- ☐ Color application should be uniform & consistent
- ☐ Exterior light poles (Should be painted black)

#### REPAIR & REPLACE

- ☐ Falling/damaged boards & lattice on decks/fences
- ☐ Fence/gate: replace warped, cracked, missing & splintered boards

#### HOME EXTERIOR

- ☐ Missing Shutters
- ☐ Loose or missing siding & roof trim
- ☐ Crooked or missing light fixtures
- ☐ Trash & recycling containers should be stored out of sight
- ☐ Garage doors should be in good condition; no dents

#### LANDSCAPING

- ☐ Neat appearance of lawn & free of weeds
- ☐ Landscape beds free of weeds, fresh mulch applied
- ☐ Bags of mulch, dirt, etc. stored out of view when not in use
- ☐ Grass well maintained (cannot exceed 6 inches)
- ☐ Edging/borders are neatly placed and well maintained
- ☐ Artificial/synthetic plants, trees and/or flowers are NOT permitted

#### ARCHITECTURAL

- ☐ Storm door approval
- ☐ Deck, fence, and stair stain/paint approval
- ☐ Edging/garden borders made of composite/plastic materials need to be approved



## Ashburn Volunteer Fire and Rescue News

- April 20th – Broadlands Truck Show - 12pm – 3pm
- April 27th - Yorkshire VFD Car Show - 9am – 2pm
- April 30th - Volunteer Interest Meeting\*\*

For more details and updates, visit: <https://ashburnfirerescue.org/events/>

\*\*Join Us for the Volunteer Interest Meeting: From 7:00 to 9:00pm at Station 6, Ashburn Road. Get ready to gear up and become part of the action! Administrators needed as well! Enjoy complimentary training, provided uniforms, and personal protective gear. Benefits include tax savings, retirement benefits, tuition assistance, free training, and much more. Visit [www.joinavfrd.com](http://www.joinavfrd.com) for further details.

## Be a Part of History!

**Leave a piece of your legacy on Briar Woods campus with a customized, engraved brick!**

The Briar Woods PTSO is sponsoring its First Annual Brick Campaign. Families, friends, and community members are invited to help pave the "Bricks to Briar" with the purchase of a personalized, engraved brick. Bricks will be prominently displayed as a walkway to the entrance of Briar Woods High School.

Permanently set in concrete, the "Bricks to Briar" will lead to the front door of our school! This path will be visible by all who come to enter our doors along with those who live in our community.

Take this opportunity to honor your student or family; recognize a graduating senior; thank an administrator, teacher or coach; honor/support a club or an athletic team... the possibilities are endless!

**Bricks start at \$75.00.** See ordering information below.

**Please email any questions to [bwhsbricks@gmail.com](mailto:bwhsbricks@gmail.com).**

Sales of Bricks for 2023-2024 school year will close on April 30th. Thank you for your support!

### Bricks for Briar

- 4 x 8 Brick (\$75)
- 4 x 8 Brick w. Symbol (\$85)
- 8 x 8 Brick (\$125)
- 8 x 8 Brick w. Symbol (\$135)
- 4 x 8 Brick w. Custom Logo (\$175)
- 8 x 8 Brick w. Custom Logo (\$250)



### Commemorative Keepsakes

- 1.5 x 3 Souvenir Brick (\$20)
- 1.5 X 3 Souvenir Brick w. Symbol (\$25)
- 3 X 3 Souvenir Brick (\$25)
- 3 X 3 Souvenir Brick w. Symbol (\$30)
- 1.5 X 3 Souvenir Brick w. Custom Logo (\$25)
- 3 X 3 Souvenir Brick w. Custom Logo (\$30)
- Certificate w. print of brick and inscription (\$10)



## Spring Native Plant Sale at Morven Park

**April 13th, 9:00 am - 3:00 pm**

Native plants add beauty and interest to your garden year-round and provide important habitats for wildlife. Loudoun Wildlife Conservancy's Native Plant Sale is the place to buy spring-blooming flowers, vines, trees, shrubs and ferns from four local native plant nurseries: Hill House Farm & Nursery, Nature By Design, Seven Bends Nursery and Watermark Woods. The sale takes place at the visitor parking lot (access via main entrance on Old Waterford Road) and will be staffed by volunteers knowledgeable about native plants who can advise you on selecting natives for your garden.

The sale also provides an opportunity to learn about some of Loudoun Wildlife Conservancy's programs and how you can volunteer for them. Our Wild Shop will be there with merchandise for sale, and we'll have TLC organic fertilizer and deer deterrent to give away. Wild Birds Unlimited will also be at the sale with nestboxes and poles, and bird feeding supplies.

While you're there, be sure to stop by our community partners' booths including: Virginia Chapter of the American Chestnut Tree, Banshee Reeks Chapter of Virginia Master Naturalists, Loudoun Master Gardeners and Wild Ones NoVA.

### 11:00 am Presentation: Native Plants for Beginners

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

If you have boxes for carrying your plants, please bring them. If you have extra boxes, bring them for others to use. Questions: Contact [nativeplantsale@loudounwildlife.org](mailto:nativeplantsale@loudounwildlife.org).





**BROADLANDS COMMUNITY CENTER  
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**DOORS OPEN AT 6:00PM      EACH ATTENDEE MUST  
GAME STARTS AT 6:30PM      PURCHASE A TICKET**

**\$7 GAME ENTRY INCLUDES A SLICE  
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## Support Briar Woods High School's PTSO by Dining at MOD Pizza!

**April 16, 2024 - 10:30am to 10:00pm**

Use fundraiser code MODGIVES25 when ordering  
online or through the MOD app and MOD will donate  
25% of your bill to support this great school!

MOD Pizza is located at:

19855 Belmont Chase Dr, Suite 125 in Ashburn

To order online, visit <https://orders.modpizza.com/>

Thank you for your support!



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

## Now Showing in April

I Shot the Sheriff - murder mystery dinner  
theatre at Oatlands + breweries/wineries

The Insanity of Mary Girard

Sly's Fabulous Las Vegas Style Magic Show

StageCoach Bandits Improv Show

Registration is open for Summer Camps for ages 5 - 19.



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# BROADLANDS TRUCK SHOW

**Saturday  
April 20, 2024  
12pm-3pm**

**Southern Walk Pool  
Parking Lot  
43081 Village Dr**

## FEATURING SERVICE VEHICLES

**FIRE ENGINES, AMBULANCES, LC SHERIFF CRUISERS, TRASH TRUCKS, SNOWPLOWS, LANDSCAPING VEHICLES, THE LIFE SAFETY TRAILER, THE SEAT BELT CONVINCER, AND MUCH MORE!!**



## EVENT BENEFITS WOMEN GIVING BACK

A collection bin for donations to **WGB** will be placed at the entrance to the Southern Walk Pool. Donations may be dropped off during the months of March & April, with the last day for donations on April 20th at the Truck Show.



SEE DONATION INFO AT [BROADLANDSHOA.ORG/OUTREACH](http://BROADLANDSHOA.ORG/OUTREACH)



*Join us to enjoy, touch, & learn about different kinds of public service vehicles & more! Food & drink for sale onsite with DJ Troy Stevenson spinning tunes!*

**FREE EVENT—OPEN TO THE PUBLIC**



**Questions? [Julie@broadlandshoa.com](mailto:Julie@broadlandshoa.com)**



**2024**

*Women Giving Back's mission is to support women and children in crisis on a first step to stability by providing quality clothing at no cost, assisted by a caring and committed community.*

## **MARCH—APRIL DONATION GUIDELINES**

**During March and April, donations may be dropped off at the Southern Walk Pool entrance, the *Truck Show* on April 20th or any of the other Ashburn Cares locations listed at [Broadlandshoa.org/Outreach](http://Broadlandshoa.org/Outreach).**



**Truck Show Info &  
More Drop Off Locations**  
[BROADLANDSHOA.ORG/OUTREACH](http://BROADLANDSHOA.ORG/OUTREACH)



### **MOST NEEDED ITEMS**

- ✓ Children's Shoes (all sizes)
- ✓ Children's Clothing (infant to teen boys)
- ✓ Women's Shoes (especially sizes 5-7)
- ✓ Women's Clothing (XS & XXL+ (sizes 22-30))
- ✓ Women's Pajamas
- ✓ Maternity Wear
- ✓ Diapers (sizes 5+6)
- ✓ Baby Wipes
- ✓ Prom Boutique...special request for gently used prom dresses, shoes, and accessories such as jewelry and clutches

*In the interest of the health/safety of the families we serve, we cannot accept used socks, underwear, swimsuits, hosiery, and bath robes; household goods; opened diapers, toiletries and makeup; nor baby gear of any kind (e.g., stuffed animals, play structures, strollers, car seats)*

**For full details on how you can help,  
please visit  
[womengivingback.org](http://womengivingback.org)**



### **ITEMS WE ACCEPT**

- ✓ Casual Clothing
- ✓ Professional Clothing
- ✓ Shoes (like new)
- ✓ Maternity Clothing
- ✓ Pajamas
- ✓ Athletic Wear
- ✓ Evening Attire
- ✓ Socks (new only)
- ✓ Underwear (new only)
- ✓ Bras (like new)
- ✓ Coats + Jackets
- ✓ Purses / Bags / Backpacks
- ✓ Jewelry
- ✓ Scarves
- ✓ Medical Scrubs
- ✓ Diapers (sizes 5+6)
- ✓ Baby Wipes
- ✓ New Unopened Makeup + Toiletries

**Women Giving Back, Inc. is a 501©3 non-profit. Federal Tax ID # 32-0464606**



## Ask Dr. Mike

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

**Dr. Mike,**

Our 18-year-old daughter who is a senior in high school, is addicted to her phone, and we don't know what to do. The phone is always in her hand, and even though my husband and I don't disapprove of most of what she's doing with the phone, we also think she's on it way too much. We've tried to set limits, we've taken it away, we've talked to her, but nothing has worked. In fact, everything we've tried so far has led to tension, disagreements or really bad fights. Her position is that she gets great grades, she plays a team sport, she has a part-time job, she has an active social life, and she helps out around the house, so we should just leave her be. She's correct that she's doing great and we're proud of her, but we're still worried that she over relies on her phone, and it's turned into a bad habit. How is she going to do well in college if she's always on her phone? Life was simpler and better when we were growing up and technology wasn't the driving force for everything. Your help is appreciated.

### Worried Parents in Loudoun

**Dear Worried parents in Loudoun,**

Based on what you've written, it doesn't seem that your daughter is addicted to her smartphone. Perhaps she uses it compulsively at times, but I'm not so sure her phone use merits serious changes or parental intervention. If your daughter, as you shared, does well academically, has a part-time job, plays a team sport, has a solid social life, and helps out around the house, then she is arguably succeeding, and she seems to have achieved impressive balance in her life at a young age – not an easy feat for so many teens.

For starters, I encourage you to reflect on the ways in which your own biases or beliefs may be impacting your negative opinion of your daughter's phone use: is it possible that her phone use worries you as much as it does because of your own discomfort with, or dislike for, technology? Certainly, every generation is proud of their time, and it's common to romanticize our childhoods, but to believe that life was simpler and better when technology was less available or less pervasive probably isn't completely accurate. Sure, some aspects of our lives were easier before smartphones, but smartphones also allow us to do so much.

I also think, as parents, you need to give your daughter the space she needs to figure out her relationship with technology. You write that you're worried she will not do well in college if she's always on her phone, but you also write that she's

on her phone too much for your comfort level now and doing well. Senior year of high school is the perfect time for you to afford your daughter with age-appropriate opportunities to increase her independence and autonomy in the world in preparation for college life.

I also recommend that you sit down again with your daughter to have a conversation about this topic. But this time, make the focus of the conversation on your concerns and not your position. It's not that your daughter's wrong and you're right, it's more about talking things out altogether and getting to a better place. Letting your daughter know that you will work on respecting how she chooses to engage with technology, alongside asking her to respect your basic parental expectations (e.g., your daughter taking a break from her phone during family meals or at other times), is fine to assert and compromise on.

If, however, your daughter's phone use continues to be a problem for you as parents over time, I recommend that you seek out the help of a family therapist.

**Dr. Mike,**

My husband and I have done very well financially. Neither of us came from money or inherited anything substantial, but we've worked hard and have acquired quite a bit of wealth. For context, we live in a \$12,000,000 house, and we have other properties, several businesses and a large amount of money saved and invested. My husband is adamant that we should not leave a dime to our kids, and he believes they should instead work for everything like we did. While I agree with him that our children need to find their own way in life and earn as they go, I also don't think it's a terrible thing to help your adult kids or to leave them an inheritance if you can. Our financial advisor agrees with me, and he pointed out in our last meeting several very reasonable ways we can leave our adult children money without making their lives too easy. My husband became so upset in that meeting that he stormed out and threatened to divorce me if I didn't side with him to leave our children absolutely nothing. I was humiliated then and am now confused about so much, including my marriage. What's so bad about leaving our adult children our money once we've passed? Isn't that what loving parents do if they're able to? What's crazy is that we have great kids who we haven't spoiled and who work hard and are caring to others. They go to

*Dr. Mike continued on page 26*





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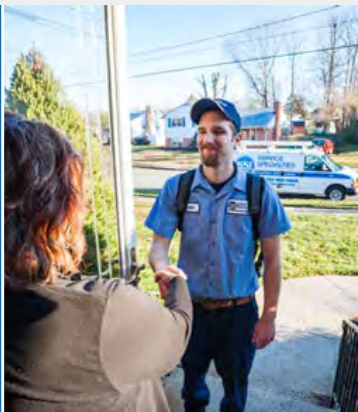
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# Broadlands Area Clubs and Groups

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

## ASHBURN TOASTMASTERS

Holding Online Meetings. Please contact our VP of Membership, [vpm-703053@toastmastersclubs.org](mailto:vpm-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 April 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](mailto:events@broadlandshoa.com).

## BROADLANDS LIVE! COMMITTEE

The Broadlands Live Committee is planning the 2024 concert series. This year's concert dates are August 2nd, September 6th and October 4th. 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.

## BROAD RUN DEMOCRATS

Come join the Broad Run Democrats! We are a group of like-minded, civically engaged neighbors of all stripes who care about our community. Here are a few of the things we do: write postcards in support of candidates and voting, discuss current issues specific to Loudoun County, promote candidates via social media, Phone Bank/Text bank, Canvass/Knock on doors, talk to elected officials about issues important to us, work at a polling place handing out sample ballots. We meet on the last Monday of every month. For more info, please email Cory Brunet at [cbrunet2@yahoo.com](mailto:cbrunet2@yahoo.com).

## 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.







## Job Opening Summer Pool Assistant

2024 Spring/Summer Season • 20-35 Hours Per Week (may vary)

### Position Overview:

The primary responsibilities of the pool assistants are to assist the Aquatics Director with overseeing the three pool facilities. Tasks may include but are not limited to assisting with pool opening/closing procedures, processing pool pass registrations, training lifeguards on pool pass software, checking in members, inspecting facilities to ensure guards keep them clean and organized, communicating with members.

### Job Responsibilities:

- Interfaces with pool guests and lifeguards
- Assists with pool operations
- Understands and enforces pool & HOA rules
- Operates pool pass software
- Assists with lifeguard training on software
- Oversees overall condition of facilities for cleanliness, organization
- Address member inquiries, questions, concerns
- Acts on behalf of and as HOA representative

### Essential Job Requirements:

- Friendly and able to maintain a calm demeanor, even in escalated situations
- Good communication and customer service skills
- A neat and welcoming appearance and is prompt, reliable, courteous
- Basic computer skills
- Ability to understand and follow directions
- Must be able to perform physical aspects such as routinely lifting & moving heavy items
- Ability to travel between pools within community during a shift
- Ability to endure outdoor temperatures and conditions such as heat and humidity

*Please Note...*

*The above job description is not intended to be all-inclusive. Employee may perform other related duties as negotiated to meet the ongoing needs of the organization.*

**Please submit resume/letter of interest to Julie Holstein, Aquatics Director at [julie@broadlandshoa.com](mailto:julie@broadlandshoa.com)**

**Broadlands Association, Inc. • 21907 Claiborne Parkway • Broadlands, VA, 20148 • 703-729-9704**



# BROADLANDS POOLS REGISTRATION

*Pool season runs May 25<sup>th</sup> – September 2<sup>nd</sup>!*



If you have already registered for your pool passes, then you're good to go. If not, please follow the instructions to set up virtual passes for your household. You only need to register once, and your passes will remain active until your residency status changes.



scan to register

**STEP 1 – CREATE HOUSEHOLD ACCOUNT:** Go to [Cellbadge.com/Broadlands/register](https://Cellbadge.com/Broadlands/register) and under **Initial Add Request**, enter the information as a primary resident to create your master household account. **Please enter street number and name only, no suffix (i.e., Ct, Court, Ter, Terrace, etc.).** Your add request will be forwarded to HOA staff who will validate your residency and account status. Please allow up to 3 business days for the initial approval to be processed. Once validated, you will receive a text/email indicating that your registration has been added but will remain pending until all 4 steps have been completed.

**STEP 2 – ACQUIRE PIN:** After you have received a text/email that your registration has been added, please return to the same registration page, and follow the instructions under **Enter or Update Household Members**. Enter your credentials to get your unique PIN via text/email to continue the process.

**STEP 3 – ADD HOUSEHOLD MEMBERS:** Enter PIN to access the **Household Members** page to add all household members, ages 5 and older. Be sure to select the appropriate “**Relation**” category when adding members:

- Owners select “Owner-xxx” for ALL household members regardless of age.
- Tenants select “Tenant-xxx” for ALL household members if the owner does not live on the property. Must have AOS/Lease on file.
- Apartment Renters select “Apartment-xxx” for all household members. Must **pay first** at [broadlandshoa.org/pool](https://broadlandshoa.org/pool).
- Nannies/Long-Term guests, select “Other-xxx” as applicable. Must **pay first** at [broadlandshoa.org/pool](https://broadlandshoa.org/pool).

Once finished, check the box to verify you have agreed to the facility terms and click **Complete Registration**. Upon approval (within 3 business days), you will receive a text/email indicating that **your Broadlands HOA registration has been accepted**, however, you must complete STEP 4 (pictures) to gain access to the pools.

**STEP 4 – PICTURES:** Email pictures of all household members aged 5 & up (adults must provide proof of residency):

- Email an **\*acceptable** photo (jpg or png format) of each member in your household to [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com). Copies of driver’s licenses should be used for 18+ members. Recent copies of headshots may be used for children under 18.
- Subject line of the email must be written as: “**pool photos – registered lastname**” (i.e. pool photos – Smith)
- Save and attach each photo separately to your email using the naming convention: “**address.firstname**” (i.e. 42001Ridgeway.Susan).
- All member names must correspond with registered names in your Cellbadge pool account to allow for proper import. Pictures will be processed within 3 business days.

\*What are **acceptable** photos and adult requirements?

- Adults 18 and over are **required** to show proof of residency with a **copy of a driver’s license** showing the picture, address, name, and date of birth. For security reasons, all other information can be crossed off. If the ID does not reflect the registered address, then settlement papers, utility bills, or a change of address card may be emailed.
- For children aged 5 and older, please email a **current** headshot or ID. Children aged 4 and under do not require photos.

## -----ADDITIONAL INFORMATION-----

**ACCESSING THE POOL:** After photos are added and you receive a confirmation email, access to our pools is simple since no physical pass is required – just check in with the lifeguard by providing your name or address and they will be able to access your “**virtual ID card**” in the system to allow entrance. **Once registered, no further action is needed in future pool seasons.**

**GUEST VISITS:** 10 guest visits will be added to your household account each year at no charge. Additional guest visits can be purchased through our website at [broadlandshoa.org/pool](https://broadlandshoa.org/pool). Visits do not roll over to the next season. Only two (2) guests per member are permitted or a maximum of six (6) per household at a time.

**TENANTS:** You must have a **current Absentee Owner Statement (AOS)** and **lease** on file with the HOA before registering. Please see the information on our website under [broadlandshoa.org/tenant-information](https://broadlandshoa.org/tenant-information).

**APARTMENTS:** Tenants of The Arbors and Van Metre Apartments must **purchase a household pool membership before registering** at [broadlandshoa.org/pool-information](https://broadlandshoa.org/pool-information).

**HOURS, RULES & CLOSINGS:** Please visit [broadlandshoa.org/pool](https://broadlandshoa.org/pool) for information.

Questions? Email [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com) or 703-729-9704 press 4

Broadlands Association, Inc., 21907 Claiborne Parkway, Broadlands, VA 20148

Mar 2024





# TENNIS AND PICKLEBALL ADULT SOCIAL

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JUST BRING  
A POTLUCK  
ITEM!

**27 APRIL 2024**  
6PM-8PM

---

REGISTRATION:

**[WWW.COURTRESERVE.COM/ONLINE/PORTAL/INDEX/9662](http://WWW.COURTRESERVE.COM/ONLINE/PORTAL/INDEX/9662)**

\*For more info e-mail [broadlands@bluechiptennis.net](mailto:broadlands@bluechiptennis.net)





## Tennis and Pickleball News

### A Message From the Tennis and Pickleball Director, Jason Goldman-Petri, Blue Chip Tennis

*Hey Racquet Sports Enthusiasts,*

*April marks the beginning of our outdoor season! I am excited to get back out on the Broadlands courts with all of you. Like last year, we will be having regular clinics, social events, competitive opportunities and more. Feel free to e-mail me anytime with questions or for more info.*

*My email is [jgp@bluechiptennis.net](mailto:jgp@bluechiptennis.net) and my cell is 410-382-8889.*

Jason Goldman-Petri

#### Upcoming Events:

April 27th is our first spring adult social. It will feature both tennis and pickleball social doubles play. The event runs from 6:00pm-8:00pm and will include a potluck for refreshments and appetizers. This event is free for Broadlands residents. You can use our court reserve app to register.

#### An Opportunity For the Parents of Our Tennis Athletes:

During April, you can sign your kids up for the full day summer camp at a 10% discount. This full day option is new this year and includes pool time in the camp schedule. This full day camp offering will make it easier for children of working parents to attend. Starting May 1st, the cost of camp will go up so you do not want to wait! Sign up

using our court reserve app and the discount will automatically be applied.

#### Competitive Pickleball Opportunity:

This year we are starting a new competitive opportunity for our pickleball community. We will be having an in-house league where you will compete against fellow Broadlands teams each week. The league will have a small fee of \$60 per person and will have men's, women's, and mixed divisions for beginners/low intermediate, or high intermediate/advanced players. You'll want to sign-up right away as the league starts this month. You can sign up as a team or as an individual and we will pair you with a partner. Use the court reserve app to register.

#### Community Spotlight:

##### Brady Louis

Like many of our students, Brady is competing on his school team. Brady has been taking lessons from Coach Jason this past year and is looking to make a big splash as a junior. Brady assisted in our tennis summer camp last summer and was fantastic in that role. Make sure you cheer on all our student athletes around Broadlands. Good luck this season Brady!



*Dr. Mike continued from page 19*  
public school, they drive used and very average cars, they do well at school and have jobs, they attend church and volunteer, so I don't get any of this. Our oldest son just got accepted to a top university in the country based solely off of his hard work and grades. I don't want a divorce, but it seems this is the hill my husband wants our marriage to die on if I don't fully comply with him. Please help.

## Upset in Loudoun

**Dear Upset in Loudoun,**

While it's admirable that your husband wants your children to make their own way in life, his extreme position to leave them absolutely nothing (when your family has so much) and to threaten divorce if you defy him, is concerning. Money means different things to people, and achieving wealth is determined by a myriad of factors – intelligence, overcoming a difficult upbringing or adversities, talent, ego, status, luck, opportunities, etc. It's not clear to me what personal wealth means to your husband,

but based on what you've shared, I assume his relationship with money is complex. I encourage you to talk to your husband with an open mind and loving heart to gain a greater understanding of why he feels the way he does. What are his absolutes about inheritance and divorce all about? Who does he plan on leaving the money to if none of your children receive anything? I imagine that there's much more to his views, and I hope he's able to openly discuss things with you. It's possible that your husband is just very anxious about ruining or spoiling your children and their drive to be productive and successful in life. Or perhaps he has other and deeper emotional conflicts about the topic that have more to do with him. However, if the conversation isn't helpful or doesn't bring you closer together regarding the topic, I would then recommend scheduling a consultation with a couple's therapist.



Final Homes  
*Now Selling!*

### LIMITED OPPORTUNITIES REMAIN FOR VIBRANT 55+ LIVING

Just a few villa homes remain in the close-knit, intimate setting of Cadence at Lansdowne. Hurry before your opportunity passes for upscale living with on-site amenities near renowned Ashburn area attractions.

Tour our model home today and ask about our low-rate financing options!

**FOR A LIMITED TIME, RECEIVE UP TO \$10,000  
TOWARDS CLOSING COSTS.\***



**CadenceAtLansdowne.com/Broadlands**  
703.783.4197



### 55+ Villa Homes in Loudoun County From the \$700's

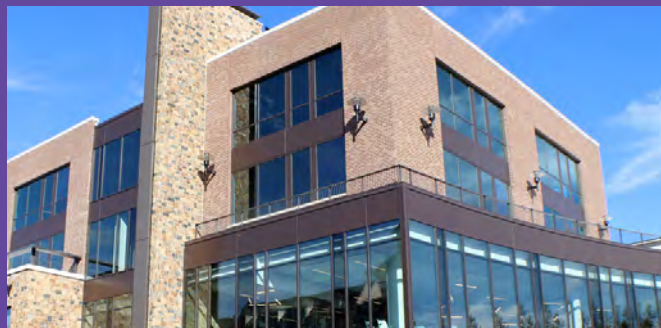
- 3 to 4 Bedrooms and up to 3,200 sq. ft.
- Pickleball Court and Multi-Sport Court, Plus Picnic Pavilion
- Walking Trails, Dog Park, and Amphitheater for Special Events
- Low-Maintenance Lock & Leave Lifestyle with Lawn Care Included

43864 Castaway Cay Terrace  
Lansdowne, Virginia 20176

**Brookfield**  
Residential

Cadence at Lansdowne is an age-restricted community, please see a Brookfield Residential New Home Counselor for full details. \*Up to \$10,000 towards closing cost assistance available on full priced purchase agreements written on select homes at Cadence at Lansdowne between April 1, 2024, and April 30, 2024, and close by or before April 30, 2024, with use of builder's preferred lender and title company. Closing cost incentive cannot be combined with any other offers or incentives and is subject to change without notice. This is not a commitment to lend. See a Brookfield Residential New Home Counselor for full details. Prices, plans, elevations, included features, dimensions, square feet, amenities, availability, and terms and incentives are approximate and are all subject to change without notice. All photos, renderings, and other depictions are for illustration purposes only and are subject to change without notice and may include elements that are for display purposes only. Models and lifestyle photos do not reflect racial or ethnic preference. Copyright © 2024 Brookfield Residential LLC. All rights reserved. 3/24





## Brambleton Library April Programs

### Crafter's Choice Book Club

**Location:** Meeting Room B

**Date/Time:** Monday, April 8th, 6:30pm

**Age Group:** Adults

**Description:** Read any book related to this month's theme, "Houston, We Have a Problem." At book club we'll chat about what we read while completing a craft.

We suggest reading a book about astronomy, space travel or a really big dilemma.

### Adult Spelling Bee

**Location:** Meeting Room A

**Date and Time:** Saturday, April 13, 1:00pm

**Age Group:** Adults

**Description:** Relive your childhood dream of crushing the competition with your spelling prowess while family and friends cheer you on. The last speller standing receives a prize.

The competition will be judged by Dianne Stanbach, Associate Professor of English at the Loudoun campus of Northern Virginia Community College. Sign up early at <https://loudoun.libnet.info/event/10213221> to secure a prime spot in the competition or sign up in person at the event.

### Calling ALL ESOL Volunteers

**Location:** Live Online

**Date:** Ongoing

**Age Group:** Adults

Calling all ESOL volunteers! Brambleton Library needs volunteers to tutor English learners in our One-on-One ESOL Tutoring service. No previous experience is necessary.

Please contact Bethany Hawkins at [bethany.hawkins@loudoun.gov](mailto:bethany.hawkins@loudoun.gov) if you would like to learn more.

## In Case You Need a Hand . . .

### NON-EMERGENCY

Ashburn Fire.....	703-729-0006
Dominion Virginia Power .....	888-667-3000
Fire Marshall .....	703-777-0333
Loudoun County Sheriff.....	703-777-1021
Loudoun Water (customer service) .....	571-291-7880
Loudoun Water (after hours) .....	571-291-7878
Poison Control .....	800-222-1222
State Police .....	703-771-2533
Washington Gas .....	703-750-1000

### BROADLANDS COMMUNITY

Mailbox (Main Street Mailboxes) .....	1-571-379-8454
---------------------------------------	----------------

#### Snow Removal:

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

#### Southern Walk HOA – Verizon FiOs Gigabit Internet Contract:

Billing – Laura Marshall, FirstService Residential, <a href="mailto:laura.marshall@fsresidential.com">laura.marshall@fsresidential.com</a> .....	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 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

### GROWING MINDS PRESCHOOL:

A home based, state licensed preschool located in Broadlands is currently enrolling for all of its programs 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](http://www.growingmindsschool.com). To set up a tour please contact Judi Ratcliffe at [judi.gminds@gmail.com](mailto: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](mailto:vchu_911@yahoo.com).

## HOME SERVICES

### BROADLANDS HANDYMAN SPECIALIST:

Broadlands resident since 1999 with a Class A License and insurance. Everything from those dreaded and never-ending honey-do lists, to projects and much, much more. Including installation and repair of Roofing, Siding, Fencing, and Gutter Cleaning. Free estimates. Please contact Mike at P&M General Contracting: 703-862-0415; Mike.Rosario@verizon.net.

### HANDYMAN SPERVICES:

For repairs in your home. Small jobs and odds & ends. Plumbing, electrical, water heater replacement, bathrooms, and more...Free estimates. Call: 571-426-2126.

## JACOBS SERVICES:

Handyman, Home Repairs & Improvements. Landscaping. Computer Help. Call or Text Richard at 202-287-1260 or Email [jacobs.services.dc@gmail.com](mailto:jacobs.services.dc@gmail.com).

## OXEN ACRES PROFESSIONAL LANDCARE:

New, veteran-owned landscaping and lawncare company offering a variety of outdoor services. Please visit [www.oxenacres.com](http://www.oxenacres.com) to see our services and promotions, and arrange for a free quote!

## 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](mailto:pftgservices@gmail.com).

## 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](mailto: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

### EDUCATION/INSTRUCTION/LESSONS

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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.







## "Modern Medicine, Hometown Hospitality"

*"All pets deserve Concierge Care.  
We have been the other family doctor for many  
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ensure that your best friend enjoys a long and  
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Sterling, VA 20166  
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Fax: (703) 450-0291  
[info@vagroundcovers.com](mailto:info@vagroundcovers.com)



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# BROADLANDS

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Broadlands, VA 20148



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ADVENTURE AWAITS! NOW ENROLLING.



## Primrose School of Ashburn

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BROADLANDS: 21367 Shale Ridge Court | 703.724.4200 | [PrimroseBroadlands.com](mailto:PrimroseBroadlands.com)



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Eastern Bluebird Nesting Box  
Yellow-rumped Warbler & Eastern Bluebird



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BIRD FOOD • FEEDERS • GARDEN ACCENTS • UNIQUE GIFTS



## 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.

**CALL  
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.

## PATRICIA GALLARDO

Realtor® | Associate Broker  
Top Agent 2022 & 2023 in Washingtonian & Northern Virginia Magazine

703.980.4594

[Patricia@PKGHomes.com](mailto:Patricia@PKGHomes.com)  
[www.LivingInLoudoun.com](http://www.LivingInLoudoun.com)



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