

AUGUST 2024

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BROADLANDS



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Board of Directors Upcoming Virtual Meeting Tuesday, August 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 July 9th Virtual Meeting Highlights

- Discussed the renovation of the HOA office
- Tabled a resident request for additional drainage
- Directed management to explore options for expanding the swing area at the North playground to add a second set of swings
- Approved the proposed two-year pricing structure from Signature Decks for snow services
- Partially approved two violation fee waiver requests
- Held five hearings and assessed violation charges in accordance with the Virginia Property Owners Association Act
- Discussed Open Band equipment removal with representatives from SWHOA

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 <https://broadlands.connectresident.com>. Owners will need to enter their account number, which can be found on their monthly coupon stubs.

AUGUST

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2 Broadlands Live 5:30pm - HP	3 National Watermelon Day
4 National Friendship Day	5	6	7 Modification Subcommittee Meeting 7:00pm - Virtual	8 International Cat Day	9 Book Lovers Day Newsletter submissions due - 12:00pm	10
11 Summer Olympics End	12 World Elephant Day	13 HOA Board Meeting 6:00pm - Virtual	14 Modification Subcommittee Submissions Due 12:00pm Events Committee Meeting 6:30pm - Virtual	15 National Relaxation Day	16	17
18	19	20	21 National Tooth Fairy Day Modification Subcommittee Meeting 7:00pm - Virtual	22 LCPS First Day of School	23	24 National Waffle Day Middle School Pool Party 6:30pm - SW
25	26 National Dog Day Southern Walk HOA Board Meeting 7:00pm - Virtual	27	28 Modification Subcommittee Submissions Due 12:00pm	29	30 College Colors Day National Beach Day	31

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

Old Nature Center Renovations

Broadlands HOA would like to address concerns raised by some community members regarding the recent renovations of the HOA Office and former Nature Center. We understand that not everyone was aware of these changes until recently. However, these renovations have been communicated in our publications since June 2021, with updates on rehoming the animals included in the March 2022 edition and a detailed write-up in the July 2023 edition. We appreciate your feedback and encourage further dialogue on this matter.

History and Proffers

Built in 2002, the facility was established as part of a proffer agreement between the county and the developer. Such agreements commit developers to mitigate the impact of new developments on the county's infrastructure. For instance, if a developer seeks to rezone farmland for a new community, they must provide necessary roads, services, and amenities to prevent overburdening the county's existing resources.

In this case, one such agreement mandated the construction of two recreational sites on either side of Claiborne Parkway, which became the Southern Walk Pool site and the HOA Office/Nature Center. The agreement specified that one site would include a 5,000-square-foot facility featuring a community meeting room and offices for the owners' association. Over the years, this facility has functioned as a versatile space, accommodating HOA staff, hosting Board and committee meetings, showcasing a media room for OpenBand, and even serving as a venue for nature programs and the care of donated animals.

Nature Programs and Animals

Although not part of the original plans, the association embraced nature programming and animal care, distinguishing ourselves from neighboring communities with this unique offering. A partnership developed with the Audubon Naturalist Society (ANS), which enabled these programs to thrive for many years. ANS ultimately opted to discontinue the relationship, as animal care did not align with their organizational mission. In response, we hired a Naturalist to maintain our animal care and programming.

For a time, the association accepted some animals donated or rescued by community members, and the number of animals grew over the years. Caring for animals is a seven-day-a-week responsibility that anyone with a pet understands well. This became particularly challenging in a facility designed primarily as an office, staffed only during regular business hours. While we were fortunate to have dedicated staff and volunteers providing care, interruptions from inclement weather, holidays, vacations, or illness posed ongoing challenges.

The association's business needs often conflicted with the requirements of the animals. The diverse species we housed had varying habitat and care needs. Their presence also created allergens, odors, and noise that could be disruptive to visitors. They brought joy and excitement—especially for children—and this enthusiasm often led to hazardous situations, including attempts to touch the animals that resulted in bites, as well as harmful items being dropped

into their tanks that the animals would try to consume.

Unfortunately, when COVID-19 led to the shutdown of our facilities and programs, we could no longer justify the expenses associated with the programming part of the position. During the pandemic, providing adequate animal care became increasingly difficult. Ultimately, the building needed to function as an office, not a zoo. After careful consideration, it was in the best interest of the community and the animals to adopt them out to loving homes where they could receive the dedicated care they deserve. While we miss our furry and scaly friends, we are comforted knowing they have found safe and nurturing environments.

Office Needs

By the time we were ready to reopen following pandemic restrictions, the facility was showing its age, further strained by the wear and tear on the flooring, carpet, and ventilation systems from housing animals in a space not designed for that purpose. Discussions about the future of the organization became essential, as having appropriately sized office and storage areas is crucial for the association's operations. Critical infrastructure issues also needed to be addressed: the fire suppression system required extensive repairs and the network systems were in need of upgrade to adequately support the organization.

Over the past twenty-five years, the HOA has experienced significant growth in the number of units, members, infrastructure, and amenities. This expansion has led to heightened expectations for communications, customer service, contract supervision, events, and overall services. Staffing requirements have increased exponentially, and what was sufficient in the early 2000s no longer meets the needs of our owners.

The construction of a Clubhouse in 2014 provided a second office space and meeting facility, alleviating some of our needs. However, even with two small offices, we still lack adequate space. Community inventory includes decorating and other supplies for various events, the stage for Broadlands Live, lot owner files, management documents, signage, pool equipment, pet waste stations and bags, and much more. While we have transitioned many records to electronic files to minimize storage needs, many physical supplies remain essential and cannot be condensed. We are truly bursting at the seams.

Considerations for office space expansion were explored for the Clubhouse, however, with only 1,600 square feet of usable office space, it could not be configured to adequately accommodate the staff and records of the association. The same limitation applies to the 2,000-square-foot Community Center, which was renovated in 2017 to continue to serve as a rental space for community use. It hosts a variety of community groups, HOA events, and paid rentals several times a week, providing valuable space for gatherings and activities. Given its frequent use and importance to the community, maintaining its current function made sense.

During discussions with Van Metre about the rezoning and annexation of Hillside and Demott & Silver, we

GM Message continued on page 19



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Van Metre Presents

Free Summer Concert Series

Hillside Park 🎵 43051 Waxpool Road
 ✨ August 2nd & September 6th - 5:30-9:00pm ✨
 October 4th - 5:30-8:00pm



2024
LINE UP

AUGUST 2nd

5:30 - Bach2Rock

6:45 - Hijynx

Top 40's/rock fun party band featuring today's popular dance and rock music, mixed with some hits from past decades.

SEPTEMBER 6th

5:30 - Opening Act

6:45 - 7 Deadlies Band

A combination of 90's classics, 2000's rock anthems, hip hop sing-a-longs, classic rock throwbacks, and top 40 dance pop classics.

OCTOBER 4th

5:30 - The Reflex

They'll rewind the clock and take you "back in time" by recreating the sounds, looks, and intensity of the best songs of the 80's.

BROADLANDS LIVE! offers the enjoyment of listening to cool tunes in our very own natural amphitheater. Bring your dancing shoes and enjoy the awesome vibes of all the performers! Bring your own picnic or let our

food truck vendors make your evening that much easier with a stress-free night of fun. Don't forget your blankets & folding chairs! In addition, there will be face painters and balloon animals from 5:30-8:00pm.

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BYOB, but no glass permitted. Alcohol must be consumed in the beer garden.

Must be 21 years of age to consume alcohol - 100% ID check

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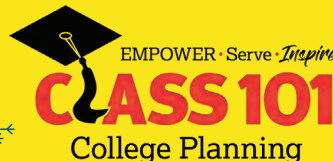
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TREE-OF-HEAVEN

Poisons the Soil, Wrecks Fields & Forests, Hosts Spotted Lanternfly



Tree-of-heaven grows here in a fencerow. Note the showy seed clusters on these female trees, which may be yellowish or orange-red.

The Culprit

A serious agricultural pest, tree-of-heaven (*Ailanthus altissima*) is fast-growing and weak-wooded, and often forms dense thickets. It destroys the value of pastures, hayfields, woodlands, and timber because the tree outcompetes desirable plants by poisoning the soil with toxins exuded from its roots and fallen leaves. Where it grows near buildings, its roots can penetrate sewer lines and foundations. And, as if these traits were not bad enough, tree-of-heaven seems to be a preferred host for a new pest, the spotted lanternfly, which threatens to become a serious agricultural problem by ruining fruit crops; it also attacks forest and landscape trees.

Imported from China and planted in a Philadelphia garden in 1784, the tree was commonly available in nurseries by the mid-1800s. It soon escaped cultivation and today tree-of-heaven is present in 30 states in North America.

Known Hangouts

Tree-of-heaven can invade almost anywhere its seeds land, especially disturbed soil. It grows in fields, fence- and hedge-rows, roadsides, powerline cuts, forest edges and openings, and young forests. The tree aggressively marches into sunny, disturbed areas such as clear-cut woodlots, spaces in forests where large trees are cut, fall or die. In urban areas, the tree sprouts in sidewalks, walls, alleys, and parking lots.

Modus Operandi

Tree-of-heaven does not wait for an invitation to invade natural areas. It spreads by two aggressive methods: producing huge amounts of seeds and sprouting from its vigorous root system. Once established, it poisons the soil

with toxins secreted from its roots and fallen leaves. These toxins kill desirable plants and can also cause a skin rash.

A mature female tree is estimated to produce 300,000 to 350,000 wind-dispersed seeds. Hundreds of seedlings can pop up in recently planted fields and hayfields, if mature trees grow nearby. If a tree is cut to the ground, it refuses to die. It fights on by sending up rapidly growing suckers from its wide-spreading roots. Such suckers can form a dense stand of trees in no time.

Positive Identification

Tree-of-heaven can reach 80 feet and has an irregular, open branching pattern. Trunk bark is patterned and pale tan



Left: Male flowers



Right: Samaras (seed pods) on female tree

when young and gray when mature; it is smoother than the bark of most native trees. The bold-textured, feather-shaped leaves are 1 to 4 feet long and are composed of 11 to 41 leaflets with a terminal leaflet. The leaves alternate along stout branches and the leaflets are also arranged in an alternate pattern along the midrib. The edges of the leaflets are smooth, except for one or more small notches near their bases. Small bumps or glands are visible on these notches, which is helpful in making an accurate identification.

Male and female flowers occur on separate trees and form large, showy, yellowish-green clusters at the branch tips. Seed clusters on female trees are eye-catching; they begin creamy-yellow and ripen to yellow-green or red-brown. Individual fruits in the clusters are single seeds enclosed in a twisted papery covering. Seed clusters lose their color in winter and remain on the leafless tree for many months.

Follow all herbicide label directions.

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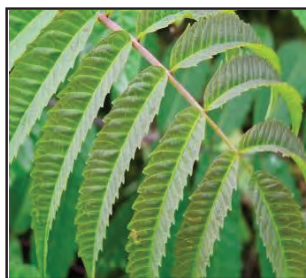
Mistaken Identity

Several native trees and shrubs, such as walnut, ash, and sumac, resemble tree-of-heaven. All these plants have large, feather-shaped leaves made up of many leaflets. You can tell these trees apart by studying the arrangement of their branches and leaves, whether or not they have teeth along the edges of their leaves, and the texture of their bark.

Unlike tree-of-heaven, walnut and sumac leaves have small teeth along the entire length of the leaflets' edges. Ash leaves are not toothed; neither are ailanthus leaves except for one or two teeth at the base of each leaflet. You can tell ash leaves from ailanthus leaves because ash leaves are arranged directly opposite each other on the branches, and ash leaflets are also directly opposite each other on the midrib. Tree-of-heaven leaves and leaflets are alternate or subalternate, not opposite. The bark on tree-of-heaven is relatively smooth; walnut and ash have rough, dark bark with ridges and furrows. Sumac bark is smooth.

Sumac most closely resembles tree-of-heaven; you can identify it by its shrubby form and upright clusters of yellow or red flowers that bloom in early summer and by spikes of colorful red fruits that ripen in summer and fall. Sumac bears flowers and fruits later in summer than tree-of-heaven.

Seedlings and young plants of all these trees are the most difficult to tell apart. One way to identify tree-of-heaven is to break and crush a leaf or twig and take a sniff. Tree-of-heaven smells like rancid peanut butter.



Left: Leaflets of tree-of-heaven have small notches at their bases and the leaflets are alternate. **Right:** Leaflets of sumac have teeth along all the edges and the leaflets are opposite each other.

Control

Controlling tree-of-heaven can be difficult, because of the abundant seedlings it produces and because the entire root system must be killed to prevent a thicket of vigorous resprouts from occurring. Look for large and small trees in forests and along fences and roadsides. Search for seedlings and saplings near female trees and search for root sprouts near fallen or seemingly-dead trees. Control methods vary depending upon tree size. It's best to target large female trees first to halt further seed dispersal.

Manual & Mechanical: Hand-pull young seedlings when soil is moist; be sure to remove the entire root system. If you cannot remove the roots because the seedling is too large, then use a foliar herbicide on it and similar-sized plants. Root suckers resemble seedlings, but cannot be effectively pulled because they are attached to large roots and the stem breaks.

Photo credits: Susan A. Roth

Written by Susan A. Roth for Blue Ridge PRISM



Tree-of-heaven has sprouted from roots after larger trees were cut by a road work crew, which only made the problem worse.

Foliar Spray: This is an effective treatment in summer through fall, and can successfully kill seedlings and small trees. Be careful not to spray desirable plants.

Basal Bark: For trees with trunks 4 to 6 inches in diameter, instead of a foliar spray, use a basal bark treatment from July to the onset of fall color in very late summer when the tree is moving carbohydrates to the roots, or from late winter to early spring when there is less vegetation. Spray a complete circle of a concentrated recommended herbicide diluted in an oil-based carrier on the lowest 12 inches of the trunk.

Hack & Squirt: Kill larger trees by making cuts with a hatchet into sapwood at about waist height, leaving 2 inches between cuts. Spray a concentrated herbicide into the cuts immediately after you make them. (If you make continuous cuts the roots are likely to send up suckers.) This is best done from June 1 to October 1; at that time the herbicide moves readily into the roots.

Cut Stump: Cutting down live ailanthus promotes prolific resprouting. If trees must be felled, apply concentrated, recommended, water-soluble herbicide to the perimeter and sides of the cut stump.

Follow up all treatments by applying a foliar or basal spray to any suckers, new seedlings, and saplings.

For currently approved herbicide recommendations, check the Virginia Department of Forestry chart *Non-Native Invasive Plant Species Control Treatments*, which you can download from the Blue Ridge PRISM website.

TREE-OF-HEAVEN LOOKALIKES

How to tell tree-of-heaven from its lookalikes

Tree Species	Leaf Margin	Pattern	Bark
Tree-of-Heaven	smooth	alternate	smooth
Ash	smooth	opposite	rough
Staghorn Sumac	toothed	opposite	smooth
Walnut	toothed	alternate	rough

If you encounter this agricultural pest, please reach out to the HOA staff at info@broadlandshoa.com or 703-729-9704 and give them the Tree of Heaven's exact location.

Modifications Information

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

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

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



Modifications Subcommittee Submission and Meeting Dates

Submission Deadline By Noon	Meeting Date
July 31st	August 7th
August 14th	August 21st
August 28th	September 4th
September 11th	September 18th
September 25th	October 2nd

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, 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.



Long Course Lap Lanes

Attention all lap swimmers - residents will have an opportunity to enjoy **LONG COURSE/50 Meters** lap swimming during the remaining weeks of the season!

Beginning Wednesday, August 7th, lap swimming, traditionally held at the Community Center Pool Monday through Friday, 5:00am – 8:00am, will shift to the Southern Walk pool.

The lap swim schedule is as follows:

Through Tuesday, August 6th – at Community Center Pool, 5:00am – 8:00am

Wednesday, August 7th through Wednesday, August 21st – at Southern Walk Pool, 5:00am – 8:00am

Lap swimming is Monday through Friday only and ends when school begins.

Attention Tenants with Pool Passes

If your lease will be expiring this summer 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. You can find the AOS form at broadlandshoa.org/tenant-information. Please allow three (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. 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 and processed.

First Day of School Photos

Got some great pics of your kids on their first day of school?

Send them in for publication in Our Neck of the Woods, Broadlands HOA's official newsletter. *Please email photos to newsletter@broadlandshoa.com by close of business, 5:00pm, Tuesday, September 10th.*

We look forward to seeing all our young residents' photos!



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SWHOA August News

**Next Meetings Scheduled:
Monday, August 26, 2024 (Virtual)**

Southern Walk HOA Board of Directors Meetings:

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

To obtain copies of approved minutes, log into your account on FirstService Residential Connect. Owner access to the site is by registration at <http://southernwalk.connectresident.com>.

SOUTHERN WALK MONTHLY ASSESSMENTS REDUCED!

As of June 1, 2024

2024 SWHOA Assessments have been reduced to \$20 per month that started June 1, 2024 for the remainder of the year. **There will be no change to the FIOS internet services provided by Verizon.** 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

A copy of the Approved 2024 Budget was mailed to the membership. Owners may also find a copy of the approved budget on the Connect Resident Portal.

BOARD OF DIRECTORS

General Inquiries

Laura Marshall, Property Manager - info@swhoab.com

President

Shashi Aadipudi - president@swhoab.com

Vice President

B. Shekar Setty - vicepresident@swhoab.com

Treasurer

Michael Simpson - treasurer@swhoab.com

Secretary

Dinesh Jadhav - secretary@swhoab.com

Director

Harish Viswanathan - director2@swhoab.com

Director

Anil Yeddu - anilkyeddu@yahoo.com

Director

John Otte - ottejv@gmail.com

August Covenants Corner

We at the Covenants Department hope everyone is enjoying the dog days of summer. We wanted to address a few issues that have been noted throughout the community as well as provide some guidance regarding landscaping as requested by residents.

Illegally parked vehicles have been spotted by residents within the community. We are aware of the issue and strive to stay on top of the matter but cannot spot every vehicle on the property every time one is parked illegally. Please notify us if you observe a vehicle parked in a fire lane, parked within fifteen feet of a fire hydrant, double parked, parked on grass, parked within 10 feet of a mailbox, or parked in a way to block access to the sidewalk. Please note that our primary oversight is on HOA owned private roads. If the vehicle is parked on a VDOT street, then please notify the sheriff's department non-emergency dispatch as our options are limited in dealing with vehicles parked on public roadways.

Another common violation is trash and/or recycling bins being left out in public view after trash pickup days. Please note that receptacles should be placed at the curb for pickup no earlier than 6:00PM the evening before pickup and are to be stored out of public view by 9:00AM the day after trash pickup day. At times it is difficult to determine which property a bin belongs to. Since the trash collection company may have moved bins out of their normal location during pickup, there is always a chance that a bin may be cited for the wrong property. If this is the case, we apologize for the error. Please simply notify us and send us a photo of your receptacle's number so we may note this to avoid future confusion. Marking your bins with your address number may prove beneficial in helping prevent any confusion as well.

We also wish to remind residents that most exterior modifications require an application to be submitted and approved by the Modifications Subcommittee before any changes or additions are made. This includes but is not limited to lighting, color changes, staining of deck and/or fence, hardscaping, sheds, and any other additions to the property. Please refer to the Design Guidelines page on our website, www.broadlandshoa.org/for-residents/design-guidelines/.

Lastly, we wish to provide you with some general landscaping tips as well as suggestions for those struggling to get grass and other plants to grow. There are several ways to keep your yard looking pristine. There may be a deficiency in the fertility of the soil. Virginia red clay, dirt, and rocks are not particularly prime soils for plants to thrive. You might try digging up your topsoil (3-4 inches deep) and adding compost, nutrients and/or additional topsoil to the soil. Mix the compost, nutrients and/or additional soil so that everything becomes integrated. Next, add grass seed or sod and make sure they are appropriately watered. Please note that it may be best to lightly till the soil before adding seeds; this can be done by using a hard rake on the soil

Covenants continued on page 14

Be a Good Neighbor

After mowing your lawn, do not allow the grass clippings to blow onto your neighbor's driveway or the street. Use a leaf blower or broom to sweep them up. If you use a side-shooting mower, aim the discharge away from the neighbor's property. The same courtesy applies to using a leaf blower: be sure to blow away from your neighbor's property and bag up the litter. Thank you.

The Purpose of SSWHOA

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

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

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

Buy and Sell at the Community Yard Sale

Saturday, September 28th, 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. ***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.



Patriot Disposal Trash, Recycling, and Yard Waste Collection Schedule

Trash, Recycling, and Yard Waste Collection:

- Place totes out the night before collection day after 6:00pm or before 6:00am the day of pick up.
- Containers should be out of sight by 9:00am on the day following collection.

Trash Collection:

- Trash pick up days are Mondays and Thursdays.

Recycling Collection:

- Recycling pick up day is Thursdays.
- Recyclable materials can be co-mingled.
- Plastic bags CANNOT be recycled. The HOA Office collects bags for proper recycling. Visit broadlandshoa.org, click on RESIDENTS then click on TRASH & RECYCLING for more information.
- Scrap metal – Please call Patriot Disposal to set pick-up day 1-703-257-7100: i.e. foil, pie tins, trays, pots and pans, small car parts, grills, bicycles, swings, etc.

Yard Waste Collection:

- Yard Waste Collection occurs on Mondays from March 1st through December 24th.
- During January & February, yard debris (leaves, grass clippings, brush) may be mixed with trash. Yard waste may not be mixed with recycling.
- Grass clippings and leaves must be set out for pickup in lawn paper bags or in a bin.
- Brush must be less than 4 inches in diameter, cut into 4 foot lengths, and tied in small bundles or bagged.
- Food waste mixed in with yard waste will be accepted, as it can be composted.

Special Pick-ups:

- Please contact Patriot Disposal, 1-703-257-7100 or customerservice@patriotdisposalservices.com, to arrange pickup of special and/or bulk items.
- Special items will be collected weekly. Some items may incur an additional charge.
- Special items include appliances, mid to large furniture and other large items.

Trash Totes/Cans Notice:

- ***If trash totes/cans are stored in public view outside of these times, you may receive violation notices and, if it continues, you may be called to a Hearing before the Board of Directors.***

Covenants continued from page 12

to help loosen it up and break up any debris so the seeds have better odds of establishing themselves.

Another option, but requires approval, would be to reduce turf by replacing it with hardscaping such as decorative stones or pavers. It would be best to remove the topsoil before adding decorative rocks or pavers to minimize the odds of weeds or grass growing through your hardscaping. One could also get rid of the grass and create a large mulch bed which you could then fill with plants to add color and vibrance to your yard. There are many ways to beautify your yards with a little elbow grease and some creativity.

When dealing with unwanted weeds growing in your garden/mulch beds and/or gravel/stone lots, it is important to know that you should avoid using weedkiller in areas near trees and other plants that you wish to keep healthy. Weedkillers are often non-selective herbicides and can potentially harm your trees and other plants if you were to spray too close to them. In those cases, it would be best to pull the weeds out by the roots to better prevent them from growing back. If weeds are growing in your beds or stone/gravel lots away from any plants, then using weedkiller would be acceptable. Please note that excessive use of the weedkiller can lead to runoff that may harm plants on your property and/or neighboring properties, so please be mindful when using weedkiller.

Broadlands is our little slice of heaven.

Suzan Rodano, Covenants Manager

Loudoun Wildlife Conservancy Names New Executive Director



Loudoun Wildlife Conservancy's board of directors has named Tom Kercheval as the organization's new executive director.

Kercheval, a native of Loudoun County since 2001, comes to Loudoun Wildlife after more than two decades with SkillsUSA, a national, nonprofit student organization. There, Kercheval served as SkillsUSA's director of marketing and communications, contributing to record-setting membership numbers over multiple years, including 2024.

Kercheval is also a four-time regional Emmy Award winner for documentaries he wrote, edited and produced during a 13-year freelance relationship with the NFL's Washington Commanders. He plans to leverage his communications and marketing expertise to increase awareness and support of Loudoun

Wildlife's ongoing conservation work, a subject Kercheval has been passionate about since his childhood days growing up on a small Maryland farm.

"As this great county we call home continues to grow, Loudoun Wildlife's mission to protect, preserve and restore wildlife habitat has never been more important," Kercheval says. "I'm so honored to join this dynamic staff — along with our passionate volunteers and partners — in this vital, life-affirming work."

Kercheval holds a bachelor's in communications from Towson State University and a master's in English from Shippensburg University. He takes over the role from Michael Myers, who led the organization from 2018-2024 and is now the executive director of the Sierra State Parks Foundation in Tahoe City, Calif. "We are so thankful for Michael's many contributions to Loudoun Wildlife," says board president Amy Ulland. "We're looking forward to this new chapter with Tom as we work to raise awareness of what we do and the importance of the mission we've been accomplishing for nearly 30 years."

Ashburn Volunteer Fire and Rescue News

Save the Date For:

- September 8th - Pancake Breakfast 8:00am-12:00pm. Join family and friends for a great breakfast and support Ashburn Volunteer Fire & Rescue, Founders Hall, 20688 Ashburn Road
- September 24th - Broadlands Rotary 9-Hole Golf Tournament Fundraiser
- October 5th - Open House - 12:00pm - 4:00pm

Follow us on social media:

Instagram: @avfrd

Facebook: www.facebook.com/AVFRD

For more info visit: ashburnfirerescue.org/events/



Now Showing in August

Murder Mystery Dinner Theatre at local venues

- Murder on the British Express
- Disco is Dead

Roald Dahl's Matilda the Musical
StageCoach Bandits Improv Show

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

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

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Hot Asphalt - A Danger to Your Dog's Paws

Sources: **FOUR PAWS** International and Wiggle Butt & Whiskers

The high heat of summer can become extremely hazardous for your dog's paws. There is a simple test that you can do to check whether the pavement is too hot for your pet's paws by doing the "seven-second test." Simply touch the pavement with the back of your hand for seven seconds. If you can't hold out for the full seven seconds because the surface is too hot, then it's also too hot for your dog's paws.

When is it too hot for dog paws?

If the air outside is pleasantly warm, you may think there's no risk that your dog's paws will get burnt. But the ground can get much hotter than the surrounding air and absorbs heat fast. The table below compares the temperatures of the air and asphalt under similar conditions:

Air temp.	Concrete temp.	Asphalt temp.
80 °F	95 °F	125 °F
85 °F	105 °F	130 °F
90 °F	125 °F	140 °F
95 °F	140 °F	155 °F

What's more, some surfaces get hotter than others. A study by Frostburg University has shown that when concrete reaches a temperature of 105°F, under similar conditions brick can get as hot as 110 °F and asphalt 130 °F.

Symptoms of Burns

- The affected area is reddened and swollen (1st degree)
- Clear blisters are visible (2nd degree)
- The skin is charred (3rd degree)

First Aid for Burnt Paws

If your dog's paws get burnt, you must always consult a vet as soon as possible, but in the meantime you should cool down the affected paws. The following first-aid measures are recommended by vets:

1. Cool the affected paws under running water (the water should not be ice-cold).
2. Bandage each affected paw or, failing that, protect it with a clean sock.

Take special care if using ice on your dog's burnt paws: *improper handling of ice can cause tissue damage.*

How to Avoid Burns

- Do the "seven-second test" before walking your dog.
- Walk your dog on grass or in meadows.
- Walk your dog at times when the ground is cooler – early in the morning or late in the evening.
- Invest in a pair of dog booties (Wagwear, PetSmart, etc.) to protect your canine's paws.



Lightning Safety Tips

Centers for Disease Control and Prevention, cdc.gov/disasters/lightning/safetytips.html

Outdoor Safety Tips

The best defense is to avoid lightning. Here are some outdoor safety tips that can help you avoid being struck:

DO!

Be aware

- Check the weather forecast before participating in outdoor activities. If the forecast calls for thunderstorms, postpone your trip or activity, or make sure adequate safe shelter is readily available.

Go indoors

- Remember the phrase, “when thunder roars, go indoors.” Find a safe, enclosed shelter when you hear thunder. Safe shelters include homes, offices, shopping centers, and hard-top vehicles with the windows rolled up.

Crouch close to the ground and separate

- If you are caught in an open area, crouch down in a ball-like position (feet and knees together) with your head tucked and hands over your ears so that you are down low with minimal contact with the ground. Do NOT lie down. Lightning causes electric currents along the top of the ground that can be deadly over 100 feet away. Crouching down is the best combination of being low and touching the ground as little as possible.

Separate

- If you are in a group during a thunderstorm, separate from each other. This will reduce the number of injuries if lightning strikes the ground.

DON'T!

Stay in open vehicles, structures, and spaces

- During a thunderstorm, avoid open vehicles such as convertibles, motorcycles, and golf carts. Be sure to avoid open structures such as porches, gazebos, baseball dugouts, and sports arenas. And stay away from open spaces such as

golf courses, parks, playgrounds, ponds, lakes, swimming pools, and beaches.

Stay near tall structures

- Do NOT lie on concrete floors during a thunderstorm. Also, avoid leaning on concrete walls. Lightning can travel through any metal wires or bars in concrete walls or flooring. Please follow this guideline for both outdoor and indoor safety.

Indoor Safety Tips

Even though your home is a safe shelter during a lightning storm, you may still be at risk. About one-third of lightning-strike injuries occur indoors. Here are some tips to keep safe and reduce your risk of being struck by lightning while indoors.

Avoid water

- Do NOT bathe, shower, wash dishes, or have any other contact with water during a thunderstorm because lightning can travel through a building's plumbing.

Avoid electronic equipment

- Do NOT use your computers, laptops, game systems, washers, dryers, stoves, or anything connected to an electrical outlet. Lightning can travel through electrical systems, radio and television reception systems, and any metal wires or bars in concrete walls or flooring. Equip homes with whole-house surge protectors to protect appliances.

Avoid corded phones

- Corded phones are NOT safe to use during a thunderstorm. Do NOT use them. However, it is safe to use cordless or cellular phones during a storm.

Avoid windows, doors, porches, and concrete

- Do NOT lie on concrete floors during a thunderstorm. Also, avoid leaning on concrete walls. Lightning can travel through any metal wires or bars in concrete walls or flooring. Please follow this guideline for both outdoor and indoor safety.



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Keep Your Cool in Hot Weather!

Learn about heat-related illness and how to stay cool and safe in hot weather

Sourced From: CDC - Centers for Disease Control and Prevention

High temperatures kill hundreds of people every year. Heat-related deaths and illness are preventable, yet more than 700 people die from extreme heat every year in the United States.

Take measures to stay cool, stay hydrated, and stay informed. Getting too hot can make you sick. You can become ill from the heat if your body can't compensate for it and properly cool you off.

The main things affecting your body's ability to cool itself during extremely hot weather are:

- High humidity. When the humidity is high, sweat won't evaporate as quickly. This keeps your body from releasing heat as fast as it may need to.
- Personal factors. Age, obesity, fever, dehydration, heart disease, mental illness, poor circulation, sunburn, and prescription drug and alcohol use can all impact a person's ability to cool off in very hot weather.
- People aged 65 and older are at high risk for heat-related illnesses.

Those who are at highest risk include people 65 and older, children younger than two, and people with chronic diseases or mental illness.

Closely monitor people who depend on you for their care and ask these questions:

- Are they drinking enough water?
- Do they have access to air conditioning?
- Do they need help keeping cool?

People at greatest risk for heat-related illness can take the following protective actions to prevent illness or death:

- Stay in air-conditioned buildings as much as you can. Air-conditioning is the number one way to protect yourself against heat-related illness and death. If your home is not air-conditioned, reduce your risk for heat-related illness by spending time in public facilities that are air-conditioned and using air conditioning in vehicles. Contact your local health department or locate an air-conditioned shelter in your area.
- Do not rely on a fan as your main cooling device during an extreme heat event.
- Drink more water than usual and don't wait until you're thirsty to drink.
- Check on a friend or neighbor and have someone do the same for you.
- Limit use of the stove and oven—it will make you and your house hotter.

Even young and healthy people can get sick from

the heat if they participate in strenuous physical activities during hot weather:

- Limit your outdoor activity, especially midday when the sun is hottest.
- Pace your activity. Start activities slowly and pick up the pace gradually.
- Drink more water than usual and don't wait until you're thirsty to drink more. Muscle cramping may be an early sign of heat-related illness.
- Wear loose, lightweight, light-colored clothing.

If you play a sport that practices during hot weather, protect yourself and look out for your teammates:

- Schedule workouts and practices earlier or later in the day when the temperature is cooler.
- Monitor a teammate's condition and have someone do the same for you.
- Seek medical care right away if you or a teammate has symptoms of heat-related illness.
- Learn more about how to protect young athletes from heat-related illness by taking this CDC course at [cdc.gov](https://www.cdc.gov)

Everyone should take these steps to prevent heat-related illnesses, injuries, and death during hot weather:

- Stay in an air-conditioned indoor location as much as you can.
- Drink plenty of fluids even if you don't feel thirsty.
- Schedule outdoor activities carefully.
 - Wear loose, lightweight, light-colored clothing and sunscreen.
 - Pace yourself
- Take cool showers or baths to cool down.
- Check on a friend or neighbor and have someone do the same for you.
- Never leave children or pets in cars.
- Check the local news for health and safety updates.



GM Message continued from page 5

worked to secure additional funding to enhance our facilities and provide the necessary office and storage space. Although Van Metre, as the Declarant, has the right to annex additional units without association approval, they agreed to present annexation fees to contribute to our capital improvements. Some of these funds were used to renovate the Southern Walk pool house and construct the recreational pool at the Community Center, while the remaining funds will support the renovation of the HOA office. Budgeted reserve funds for projects like carpet replacement and bathroom updates will cover a small portion of the costs, but most of the renovation is funded by these annexation fees rather than member funds.

In considering the reconfiguration of the Claiborne Parkway facility, we thoroughly reviewed the layout to determine if the Nature Center/large meeting room side could remain an open space for resident enjoyment. At 1,500 square feet, the office and small meeting room side of the building is half the size of the 3,000-square-foot nature center side. The building originally had just two offices, a reception desk, and a small open workspace with a maximum seating capacity of four people. For an organization like Broadlands, originally projected to reach 3,792 units at buildout and now exceeding 4,000, this layout is not functional and does not provide sufficient space to productively support the community.

Without staff, the association would cease to function effectively. Members rely on the team to manage essential services and amenities, such as trash collection, landscaping maintenance, snow removal, pools, trails, recreational activities, event coordination, enforcement of covenants, and processing of pool passes, modification applications, and resale disclosure documents.

While suggestions have been made for remote work, shifts, or cubicle arrangements, the nature of an HOA necessitates the staff to be on-site regularly. To adequately support our owners, employees must be able to respond to homeowner calls, conduct in-person meetings, and focus on projects without interruption or distraction. Collaboration is also crucial, necessitating dedicated space for teamwork.

A Bright Future

We are excited to announce plans and events are already in place to revive our educational and nature-centered programming upon completion of the renovation. The sheds taking up space on the patios will be relocated, and the outdoor patios will reopen with new furniture. The lawn remains open, and the trellis has been repaired and repainted, providing a beautiful backdrop for prom, homecoming, and other photo opportunities. We look forward to reoccupying the space and welcoming members back into the beautifully updated facility.

Cheers,

Sarah

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

Sheriff's Office's Catalytic Converter message

ALERT: Thefts of catalytic converters are on the rise in Loudoun County. Thieves target catalytic converters (a key component of a vehicle's emissions system located between the engine and muffler) because many contain precious metals, which are then sold to a scrap yard for cash.

Here's what you can do to help protect your vehicle:

- When possible, park in well-lit areas and close to building entrances.
- Calibrate your vehicle's alarm to go off when it detects vibration.
- Install a visible video surveillance system and place a camera facing your vehicle.
- If you have a garage at your house, park your vehicle inside and keep the garage door shut.
- Have the catalytic converter welded to your vehicle's frame or attach a security device.
- Engrave your vehicle identification number (VIN) on the catalytic converter.

If you notice suspicious behavior in your community, please report it. Emergency - 911. Non-emergency - 703-777-1021. You can also report crimes through the Sheriff's website: sheriff.loudoun.gov.

Saint Theresa Donut Sundays

Please join us for Donut Sunday at Saint Theresa's on September 15th From 8:00am-12:00pm (noon)

The mission of the Donut Sunday Program is to bring people together, create a community and serve others.

The program is now 1 year old! To date, we have served over 6,300 people in Loudoun County. Attendance has grown by 231%. Thank you to the whole community for supporting this program. We are excited that this program has offered many opportunities for people to meet new friends and build new friendships.

We will be serving Dunkin Donuts, Coffee, OJ, Apple Juice, Bagels & Cream Cheese, Croissants, Muffins, Fruit (Blueberries, Strawberries, Bananas), Yogurt Parfaits, Cheese & Crackers and much more!

Donut Sunday is a great opportunity to meet new people, serve others, develop new friendships and create memories.

Saint Theresa Catholica Church is located at:

21371 St Theresa Lane

Ashburn VA 201477

www.sainttheresaparish.com

If you would like to volunteer, please email Angela Haberland, angela.haberland@gmail.com.

Broadlands Area Clubs and Groups

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

ASHBURN JUGGLERS

The Ashburn Juggling Society meets monthly at the Ashburn Library from 7:00pm to 9:00pm. Meetings are casual and open to jugglers of all skill levels and ages. We can teach anyone! The monthly meeting dates vary so visit www.ashburnjuggling.club for the next scheduled meeting. Email info@ashburnjuggling.club for questions.

ASHBURN TOASTMASTERS

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

BRAMBLETON LADIES GOLF LEAGUE

We are an 18-hole ladies' league open to women golfers of all levels. We play on Monday mornings from April through October at Brambleton Golf Course. 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 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 August 14th at 6:30pm.* All Meetings will be virtual unless otherwise noted. For more information and the Zoom link, email Crystal Boswell, events manager, at events@broadlandshoa.com.

BROADLANDS LIVE! COMMITTEE

The Broadlands Live Committee 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 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. Some of the things we do are: write postcards supporting candidates and voting, discuss current Loudoun County issues, 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 the month. For more info, please email Cory Brunet at 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) meets at Hillside ES; and Cub Scout Pack 1484 (Pack1484.org) meets at Mill Run ES. To learn more about us, please visit BeAScout.org.

GIRL SCOUTS

Girl Scouts provides leadership training through STEM, outdoor experiences, skills badges, community service and entrepreneurship. For more information, please visit girlscouts.org.

GRIEFSHARE SEMINAR/SUPPORT GROUP

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

MOMS CLUB OF ASHBURN

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

MOMS IN PRAYER – BRIAR WOODS

Briar Woods moms are invited to join us to pray for our children and staff at our high school. We currently meet in person every other Tuesday, 5:00pm-6:00pm during the school year. Please contact Catherine for more information at 703-598-4708.

MUSIC ON THE HEIGHTS

We host monthly concerts in our home, usually second Saturdays of the month. Mostly acoustic, some electric, this series features both local and traveling musicians of various genres. For more info email musicontheheights@gmail.com.

PRE-TEEN AND TEEN ASPERGER'S SOCIAL SKILLS GROUP

Run by Dr. Michael Oberschneider and Dr. Douglas Lipp. Group members work on coping and social skills development with Dr. Oberschneider. Dr. Lipp runs a parent group simultaneously that addresses various topics on parenting children and teens with Asperger's disorder. For more info, we invite you to call the practice at 703-723-2999.



MIDDLE SCHOOL POOL PARTY

AUGUST 24TH 6:30PM-9PM
SOUTHERN WALK POOL
43081 VILLAGE DRIVE



ALL CURRENT 2024-2025 6TH, 7TH,
AND 8TH GRADE BROADLANDS
RESIDENTS ARE WELCOME!

MIDDLE SCHOOLERS CAN ONLY
ATTEND BY REGISTERING!

VALID POOL PASS IS REQUIRED!

NO PARENTS ALLOWED UNLESS YOU
ARE VOLUNTEERING!

[BROADLANDSHOA.ORG/MSPOOL-PARTY-2024](https://broadlandshoa.org/mspool-party-2024)



Introduction to Furniture Upcycling

THINKING OF TRYING FURNITURE UPCYCLING?

THIS BEGINNER FRIENDLY CLASS PROVIDES FUNDAMENTAL KNOWLEDGE, HANDS ON PRACTICE, AND AN OPPORTUNITY TO DONATE YOUR WORK TO A CHARITABLE INITIATIVE.

Join Aimee Taylor, the founder of Finished for Good, as she shares her expertise on repurposing, refinishing, and reusing old furniture. Discover how to rejuvenate worn-out pieces and give them a new lease on life, all while reducing waste and creating high-quality, beautiful furniture.

**SEP
19th**

6:30 pm—8:00 pm

COMMUNITY CENTER

This 90-minute class will be limited to 8 participants to allow for adequate time and space to work on your project. Wear old clothing and bring a face mask if you are sensitive to dust. You will most likely get dirty.

All pieces worked on during class will be donated to the Furniture Ministry run by McLean Bible Church and St. Theresa's Parish.



Register by Sept 12th

firstserviceresidential.myeventscenter.com/event/97238

Questions? Email Aimee Taylor at finished4good19@gmail.com

BROADLANDS POOLS REGISTRATION

Pool season runs Memorial Day Weekend to Labor Day!

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.



STEP 1 – CREATE HOUSEHOLD ACCOUNT: Go to 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 request will be forwarded to HOA staff for validation. 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 receiving confirmation of your registration, return to the registration page, and follow the instructions under **Enter or Update Household Members**. Provide your credentials to receive a unique PIN via text/email to continue.

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 at the property. Must have AOS/Lease on file.
- Apartment Renters select “Apartment-xxx” for all household members. Must **pay first** at broadlandshoa.org/pool.
- Nannies/Long-Term guests, select “Other-xxx” as applicable. Must **pay first** at 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. 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?**

- NO PHOTOS WITH HATS OR SUNGLASSES. NO GROUP PHOTOS. SINGLE HEADSHOTS ONLY. Lifeguards need to be able to identify members easily for speedy check-in.
- 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 staff upload photos and confirm your registration is complete, access the pools by checking in with the lifeguard by providing your name or address so they can 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. 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.

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

HOURS, RULES & CLOSINGS: Please visit broadlandshoa.org/pool for information.

Questions? Email pools@broadlandshoa.com or 703-729-9704 press 4
Broadlands Association, Inc., 21907 Claiborne Parkway, Broadlands, VA 20148

June 2024

BROADLANDS POOL HOURS

Pool Season Runs May 25th through September 2nd

2024 POOL HOURS	SUMMERBROOKE 21580 Demott Dr 703-724-9818	COMMUNITY 43008 Waxpool Rd 703-724-7830	SOUTHERN WALK 43081 Village Dr 571-223-1331
During School Hours (May 25-Jun 14)			
Monday – Friday	10:00am – 8:00pm	closed	4:00pm – 8:00pm
Saturday – Sunday	10:00am – 8:00pm	11:00am – 8:00pm	12:00pm – 8:00pm
Summertime Hours (Jun 15-Aug 21)			
Monday – Friday	10:00am – 8:00pm	11:00am – 8:00pm	12:00pm – 8:00pm
Saturday – Sunday	10:00am – 8:00pm	11:00am – 8:00pm	12:00pm – 8:00pm
Lap Swim (Monday – Friday only starting June 17th)		5:00am – 8:00am	
During School Hours (Aug 22-Sep 1)			
Monday – Friday	10:00am – 8:00pm	closed	4:00pm – 8:00pm
Saturday – Sunday	10:00am – 8:00pm	11:00am – 8:00pm	12:00pm – 8:00pm
Memorial Day (May 27)			
	10:00am – 8:00pm	11:00am – 8:00pm	12:00pm – 8:00pm
Labor Day (Sep 2)			
	10:00am – 8:00pm	11:00am – 8:00pm	12:00pm – 8:00pm

** See page 11 for Lap Lane Lone Course Schedule starting Wednesday, August 7th **

Special Events & Swim Meets Affecting Pool Hours

- **Float Nights**—Thursdays, June 6 & 20, July 11 & 25, 5:00pm-9:00pm, SW Pool
- **Swim Meet**—Wednesday, June 19—SW Pool closes early at 4:00pm
- **Swim Meet**—Saturday, June 29—SW Pool opening may be delayed
- **ODSL End of Season Event**—Saturday, July 20—SW pool closes early at 4:00pm
- **Middle School Pool Party**—Saturday, August 24, 6:30pm-9:00pm, SW Pool



Hosting A Birthday Party?



For approval to host a pool party, members are required to fill out a Pool Party Request Form at least 5 days before the event. For details, contact Julie at pools@broadlandshoa.com. Please note that pools and decks are not reservable, and approval for parties is granted on a first-come, first-served basis, subject to factors such as occupancy, availability, and staffing. Pool parties are NOT permitted on the last day of school, during holidays, or on any holiday weekend. Pool Management reserves the right to restrict access at their discretion.

For pool rules and additional information, visit broadlandshoa.org/pool



**\$7 per dog
per time slot**

Time Slots

9:00 AM – 9:50 AM
10:00 AM – 10:50 AM
11:00 AM – 11:50 AM

POOCH POOL PARTY!

**SEPTEMBER 14TH 9AM-12PM RAIN OR SHINE
SUMMERBROOKE POOL, 21580 DEMOTT DRIVE**

**END THE SUMMER WITH AN EXHILARATING SOCIALIZATION AND
EXERCISE ACTIVITY FOR YOUR POOCH!**

Sign your dog up for as many time slots as you would like and print out your
waiver at: firstserviceresidential.myeventscenter.com/event/93038

Sign up closes at 12:00 PM on a Wednesday, September 11th

Dogs must be:

- At least 6 months old
- Spayed or neutered
- Friendly and used to group play
- Physically fit for swimming and playing
- Capable of safely exiting a swimming pool

Owners must sign a liability waiver and bring proof of current rabies vaccination.

You are responsible for supervising and cleaning up after your pooch.

Kiddie /Wading pool open for smaller breeds.

To ensure your pup's safety we will have lifeguards on duty.

Veterinary staff from Stream Valley Vet Hospital will be onsite.

Broadlands residents only

This event is a partnership between Broadlands HOA and Stream Valley Veterinary Hospital. • All proceeds will go to H.A.R.T.

BROADLANDS

Stream Valley
Veterinary Hospital

H.A.R.T.
Homeless Animal Rescue Team

2024 BROADLANDS EVENTS CALENDAR

please note events are subject to change

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

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



Brambleton Library Programs

Crafter's Choice Book Club

Location: Meeting Room B

Date/Time: Monday, August 5th, 6:30pm

Age Group: Adults

Description: Do you like crafts and talking about books? Read any book related to this month's theme, "The Great Outdoors", and chat about the book you chose at our meeting while painting a watercolor scene using upcycled makeup. Find out more at library.loudoun.gov/calendar.

Meet a Musician - Coffee and Jazz Tasting

Location: Meeting Room A

Date and Time: Saturday, August 10th, 1:00-3:00pm

Age Group: Adults

Enjoy this unique opportunity for adults to interact with jazz musicians and their instruments, sample Loud'n Roasted coffee varieties from Blend Coffee Bar, browse themed adult book displays, and win prizes. Learn more about the participating musicians at library.loudoun.gov/calendar.

Meditation and Breathing Practices for Stress Relief

Location: Meeting Room A

Date and Time: Thursday, August 15th, 7:00-8:00pm

Age Group: Middle School, High School, Adult

Description: Instructor Gretchen Schutte leads you through different types of mindfulness and breath practices to help bring peace to your life. Learn how to develop a self-care plan to reduce stress..

In Case You Need a Hand . . .

NON-EMERGENCY

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

BROADLANDS COMMUNITY

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

Snow Removal:

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

Southern Walk HOA - Verizon FiOs Gigabit Internet Contract:

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

PUBLIC INFORMATION

Animal Control/Shelter	703-777-0406
Building Permits & Dev.....	703-777-0220
County Landfill	703-771-5500
DMV (VA).....	800-435-5137
Health Department.....	703-777-0236
Library (Ashburn).....	703-737-8100
Loudoun 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

EARLY 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

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 SERVICES:

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

OXEN ACRES PROFESSIONAL LANDSCARE:

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

MARKETPLACE/PROFESSIONAL SERVICES

MARY KAY:

Go deeper to reveal the radiance within! If you are seeing the advanced signs of aging and looking for the additional benefits a peel can provide, want to maintain a youthful look, and are excited about an advanced exfoliation product, try Timewise Repair Radiance Peel today - www.youtube.com/watch?v=s3V5BNoLUIQ. Contact Deborah Leben, at 703-217-4583 or deborahlebenmk@gmail.com to customize your gift today! Visit marykay.com/dleben.

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.

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 an Associate 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.
2. Classified ads are limited to 40 words maximum and the text should be emailed to ads@broadlandshoa.com.
3. Payments can be made on our website at broadlandshoa.org/newsletter by selecting Classifieds and using the Buy Now button, OR a check made payable to Broadlands Association, Inc. can be submitted to 21907 Claiborne Parkway, Broadlands, VA 20148.
4. DEADLINE: Form, ad and payment must be received by the 5th of the preceding month (i.e. Jan 5th for inclusion in Feb's issue).

MONTHLY RATES:

- **Resident Rates** - \$15.00 per ad (*For Sale ads are free for Residents only*)
- **Non-Resident Rates** - \$25.00 per ad

No cancellations are permitted after the deadline. For more information, contact Stassa Collins at stassacollins@broadlandshoa.com or 703-729-9714.

Please Note: Advertisers in the Broadlands Newsletter are not endorsed, supported or vetted by the Homeowner's Association, the Board of Directors or HOA Management. All advertisements are subject to approval of Broadlands Association, Inc. which reserves the right to reject or cancel any ad at any time.

Broadlands Blast

Interested in getting up to date community news in between monthly newsletters? Sign up for our e-bulletin, the Broadlands Blast, online at broadlandshoa.org in the upper right corner on our website.

Broadlandshoa.org

The Broadlands website gives you access anytime to find answers to most of your questions. Updates and reminders are posted to the main page as well.

Go Paperless

Go Paperless and Opt Out of hard copies of this monthly newsletter. If you would like to receive electronic copies only of this newsletter, please email OptOut@broadlandshoa.com and be sure to include your property address. You will no longer be mailed a hard copy, but will be emailed a link to the online version. This option saves money and valuable natural resources such as trees. We encourage all residents to enroll in paperless newsletters.

Broadlands Community Info

BROADLANDS ASSOCIATION, INC. TEMPORARY LOCATION:

43360 Rickenbacker Square, Broadlands, Virginia 20148

Main: 703-729-9704

broadlandshoa.org

General Mailbox: info@broadlandshoa.com

HOA Office Hours:

HOA staff is generally available via phone or email from 9:00am to 5:00pm, Monday-Friday, appointments recommended.

ASSESSMENT INFORMATION OFFICE

FirstService Residential: Payments and Resale Docs

Assessments: 703-385-1133 Fax: 703-591-5785

fsresidential.com ♦ ar.dcmetro@fsresidential.com

Mail Payments To:

FirstService Residential P.O. Box 30403 Tampa, FL 33630-3403

BROADLANDS ASSOCIATION STAFF & CONTRACTORS

General Manager: Sarah Gerstein ♦ sarah@broadlandshoa.com

Covenants Manager:

Suzan Rodano ♦ covenants@broadlandshoa.com

Covenants Inspector:

Anders Isaksen ♦ anders@broadlandshoa.com

Modifications and Resale Manager:

Robin Crews ♦ rcrews@broadlandshoa.com

Modifications Assistant & Pool Registrar:

Amy Streater ♦ amy@broadlandshoa.com

Director of Resident Services:

Stassa Collins ♦ stassacollins@broadlandshoa.com

Newsletter Editor:

Natalie Ihanainen ♦ Newsletter@broadlandshoa.com

Aquatics Director and Community Outreach Coordinator:

Julie Holstein ♦ julie@broadlandshoa.com

Events Manager:

Crystal Boswell ♦ events@broadlandshoa.com

Receptionist & Community Center Rentals:

Joanne Hang ♦ joannehang@broadlandshoa.com

BOARD OF DIRECTORS

President: David Barody ♦ dm.cmb@outlook.com, 703-729-6785

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

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

Directors:

Andre Deazle ♦ 646-729-5973

Kay Dillon ♦ 703-405-4750

John Gallagher ♦ 703-927-6319

John Horner ♦ 703-723-2333

William Kolster ♦ 703-858-2459

Jason Pualoa ♦ 703-340-9828

COMMITTEES

Broadlands Live Concerts:

Jason Pualoa ♦ broadlandslive@broadlandshoa.com

Conservation Landscaping Committee: Jennifer Crane ♦

ebroadlandswildlifehabitats@gmail.com

Events: Crystal Boswell ♦ events@broadlandshoa.com

Modifications: Robin Crews ♦ rcrews@broadlandshoa.com

Swim Team: broadlandsswimteam.org

Technology: Dawne Holz ♦ deholz@icloud.com

Racquet: BroadlandsTennis@gmail.com

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BROADLANDS

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COLOR DISPLAY ADS

Size & Location • Rates are per issue

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

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	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):

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

SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

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





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Saturday: 8 AM - 3 PM
Sunday (boarder pick up only): 5 PM - 7 PM



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**Installation & Repair of Roofing,
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BROADLANDS

21907 Claiborne Parkway
Broadlands, VA 20148



Welcome, friends!

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ASHBURN NORTH: 44830 Lakeview Overlook Plaza | 703.724.9050 | PrimroseAshburn.com
BROADLANDS: 21367 Shale Ridge Court | 703.724.4200 | PrimroseBroadlands.com

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Summer Seed SALE

15% OFF

ALL Bags of Seed*

Daily Savings Club Members
Receive an extra 5% off sale prices.
*Valid in-store or online at the Ashburn Wild Birds Unlimited store. One discount per purchase. Offer not valid on previous purchases. Offer valid 8/1/24 thru 8/12/24.



44110 Ashburn Shopping Plz. Unit 174, Ashburn, VA 20147
(703) 687-4020 • myWBU.com/ashburn

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
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703.980.4594
Patricia@PKGHomes.com
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