

OCTOBER 2024

BROADLANDS

Our Neck of the Woods

**Have a
Spooktacular
Halloween!**



Mark your calendars for exciting October events – Broadlands Live on the 4th, the 3rd-5th Graders Halloween Party on the 18th and, Oktoberfest on the 26th

Official Newsletter of the Broadlands Homeowners Association

Stay Healthy With Ashburn Pharmacy

Prescription Filling, Compounding, Pet Medication are a few of our services.



VACCINATION REMINDERS

- **Flu Shots:** Get vaccinated early for flu season.
- **COVID-19 Vaccines:** Stay protected with the latest vaccines and boosters.
- **Meningitis Vaccines:** Protect your college-bound teen.

WE ACCEPT WALK-INS OR VISIT OUR WEBSITE TO SCHEDULE AN APPOINTMENT.



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- **Personalized Service:** Individualized care for every patient.
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BROADLANDS



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Board of Directors Upcoming Virtual Meeting Tuesday, October 8th - 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 September 10th Virtual Meeting Highlights

- Approved the minutes of the August 13, 2024 Board Meeting
- Hosted Broad Run Supervisor Sylvia Glass for an update on development, transportation, budget, and other county/Ashburn related items
- Reviewed parking concerns
- Denied a modification appeal regarding fencing
- Denied a common area modification application for a tree in an easement
- Approved the proposed Policy Governing Use of Lots for Home-Based Businesses
- Approved the proposed Board Member Code of Ethics
- Approved the amended Vehicle and Parking Regulations and Enforcement Procedures
- Renamed the former Nature Center and HOA Office to The Broadlands HOA Administrative Office
- Held two hearings and granted extensions for outstanding violations

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.

OCTOBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 International Coffee Day World Vegetarian Day	2 Rosh Hashana (Start) Modification Subcommittee Meeting 7:00pm - Virtual	3	4 Broadlands Live 5:30pm - HP	5 World Teachers' Day
6 National Coaches' Day	7 World Habitat Day	8 HOA Board Meeting 6:00pm - Virtual	9 Modification Subcommittee Submissions Due 12:00pm Events Committee Meeting 6:30pm - Virtual	10 Newsletter Submissions Due - 12:00pm	11 Yom Kippur (Start)	12 National Farmers' Day
13	14 Columbus Day Indigenous Peoples Day HOA Office Closed	15	16 Modification Subcommittee Meeting 7:00pm - Virtual	17	18 3-5 Grade Halloween Party 6:00pm - CC	19
20	21	22	23	24 United Nations Day	25	26 National Pumpkin Day Oktoberfest 2:00pm - CC
27 Black Cat Day	28 National Chocolate Day BOD Budget Meeting 6:00pm - Location TBD Southern Walk HOA Annual & Board Meeting 7:00pm - CC	29	30 National Candy Corn Day	31 Halloween Diwali		

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

Understanding the Importance of an HOA Reserve Study and the Operating Budget Process

As we move into this fall season, it's a perfect time to reflect on the financial planning that keeps our community running smoothly and fiscally viable. Two critical components in managing our finances are the Reserve Study and the Operating Budget. Understanding these elements is essential for maintaining the long-term health and sustainability of our community.

What is a Reserve Study?

A Reserve Study is a comprehensive assessment that helps our association plan for future repairs and replacements of major common area components. This includes everything from roofing and HVAC systems to asphalt roads and trails and amenities like pools and playgrounds. The purpose of the study is to ensure that we have sufficient funds set aside to address these needs without placing an unexpected financial burden on residents, such as a Special Assessment.

Why is a Reserve Study Important?

1. **Financial Planning:** a Reserve Study provides a roadmap for future expenditures, helping us avoid sudden, large-scale financial demands on our community.
2. **Preventing Deferred Maintenance:** regular updates ensure that we address maintenance issues proactively rather than reactively.
3. **Protecting Property Values:** well-maintained common areas contribute to the overall attractiveness and value of our properties.
4. **Meeting Legal Requirements:** HOAs in Virginia are heavily regulated by state law, and as such are required to have a Reserve Study in place to ensure financial responsibility. Furthermore, we must (1) conduct at least once every five years a study to determine the necessity and amount of reserves required to repair, replace, and restore the capital components; (2) review the results of that study at least annually to determine if reserves are sufficient; and (3) make any adjustments to the annual budget and annual assessment the board of directors deems necessary to maintain reserves, as appropriate.

How is a Reserve Study Updated?

Updating the Reserve Study is a periodic process carried out at least every five years. Here's a brief overview of how it works:

1. **Assessment:** a professional reserve analyst inspects the community's common areas and evaluates the condition of major components.
2. **Financial Review:** the analyst reviews our current reserve fund balance, historical expenditures, and projected income.
3. **Projection:** based on the inspection and financial review, the analyst estimates the remaining useful life of components and the future costs for their repair or replacement.

4. **Update Report:** a detailed report is generated, including recommended funding levels and strategies for maintaining the reserve fund.

5. **Board Review and Approval:** the report is presented to the HOA Board for review and approval, and necessary adjustments are made to the budget as needed.

The Operating Budget Process

In addition to the Reserve Study, the Operating Budget is a crucial tool for managing our community's day-to-day expenses. Here's how the budgeting process unfolds:

1. **Budget Planning:** at the beginning of the process, management reviews past financial performance and forecasts future needs. This includes costs for utilities, landscaping, maintenance, and administrative expenses.
2. **Cost Estimation:** each line item in the budget is estimated based on previous expenditures and anticipated changes. This may involve obtaining quotes from vendors and adjusting for inflation or other factors.
3. **Drafting the Budget:** a draft budget is prepared by management, outlining all anticipated revenues and expenditures for the upcoming year.
4. **Review and Adjustment:** the draft budget is reviewed by the Board, and adjustments are made as necessary to align with our financial goals and the Reserve Study recommendations. Assessments are established based on the funding requirements.
5. **Approval:** once finalized, the budget is presented to the Board for approval at the November Board meeting.
6. **Implementation and Monitoring:** after approval, the budget is distributed and implemented, and expenditures are monitored throughout the year to ensure adherence. Monthly financial reports keep the Board and residents informed about our financial status. Copies of these financials can be viewed on your FSRConnect resident portal.

Both the Reserve Study and Operating Budget are vital tools in ensuring the financial health and stability of our association. They help us anticipate future needs, manage current expenses, and ultimately maintain a vibrant and well-maintained community.

By staying informed about these processes and participating in our community's financial planning, you play a crucial role in sustaining the quality of life in our neighborhood. If you have any questions or would like more information, please do not hesitate to reach out to me or attend our upcoming meetings.

Best,

Sarah

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



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Now Showing in October

Death Comes to Dinner
- Murder Mystery Dinner Theatre at local venues

The Woman in Black - haunting drama
Silly Friends Magic Show for ages 4 - 12
Music and Mischief with the Professor & the Con Man
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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2024 sprout 5K

SUNDAY, NOVEMBER 3RD

REGISTER: sproutcenter.org/events/sprout-5k
LEARN MORE ABOUT SPROUT: www.sproutcenter.org



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

Broadlands live!



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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Van Metre

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

This event is for Broadlands residents and their guests.

NO PETS ALLOWED | NO SOLICITING

Find us on Facebook, Instagram and

Broadlandslive.com  

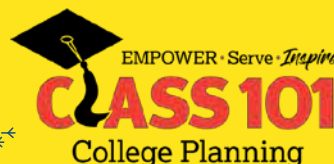


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Modifications Information

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
September 25th	October 2nd
October 9th	October 16th
November 13th	November 20th
December 11th	December 18th
January 8th	January 15th

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.

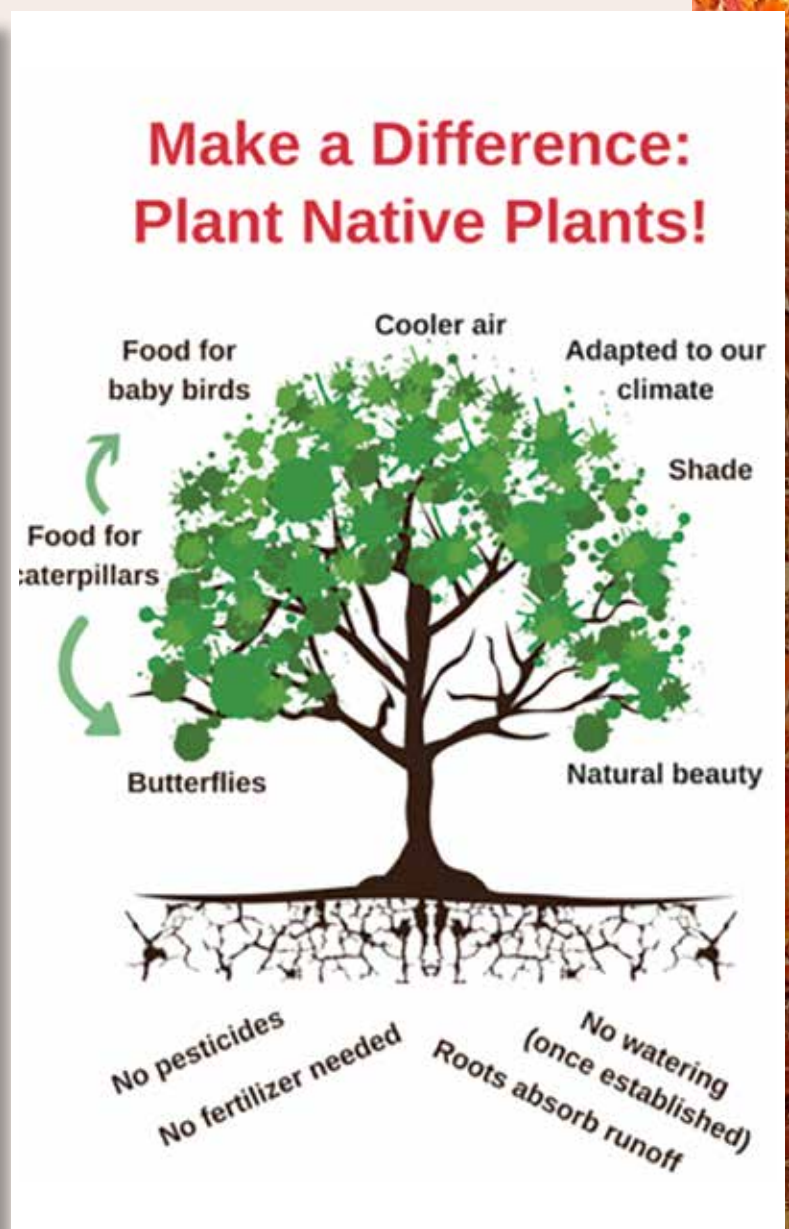
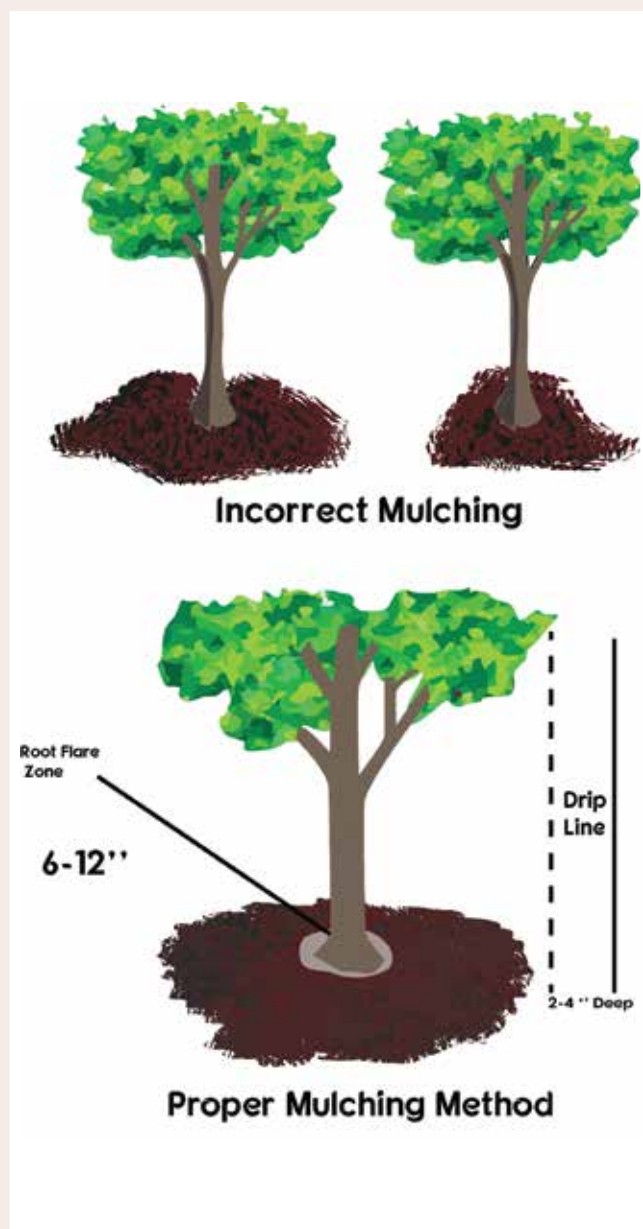


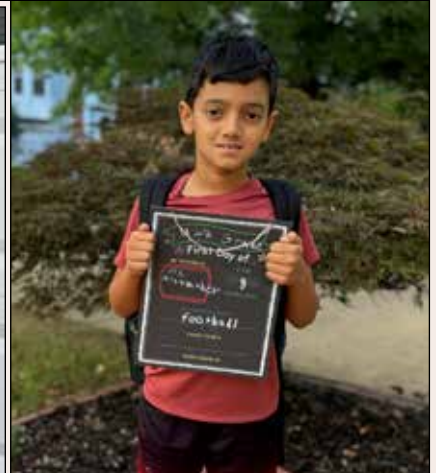
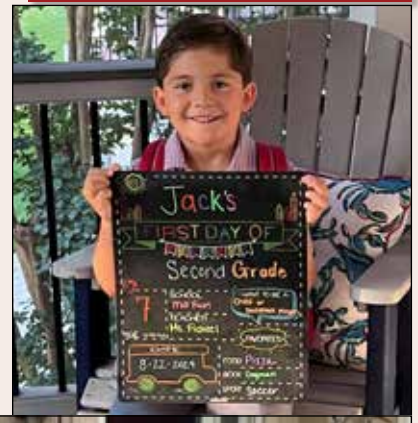
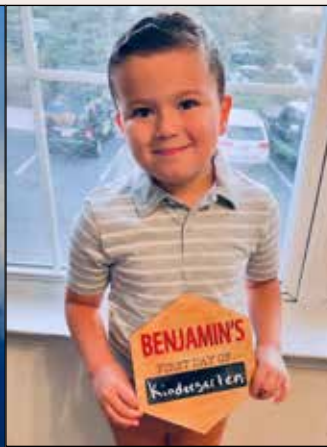
Tree Care

Submitted By: Jennifer Crane, Conservation Landscaping Committee Chair

It's the time of year for tree care! Many trees in our neighborhood are aging poorly. Some trees have simply grown too large for their space (I'm looking at you, red maple trees in townhouse yards); others were planted too low in the ground with girdling roots stuck growing in circles the size of their nursery container (look at those London planetrees lean). Many have been mulched improperly or grown with turf grass underneath their branches. "Mulch volcanoes" and growing lawn grass under trees significantly impact a tree's ability to grow healthy and strong.

So what should you do if you have questions about trees under your care? Search treesaregood.org/findanarborist to find an International Society of Arboriculture-certified arborist to assess your tree's health. Follow their tree care advice and if removal is recommended, follow the Broadlands HOA modification guidelines for tree removal. Replace the old tree with a native tree appropriate for your site. See <https://www.plantnovanatives.org/native-trees> for help choosing a replacement tree for your specific needs and for planting advice.

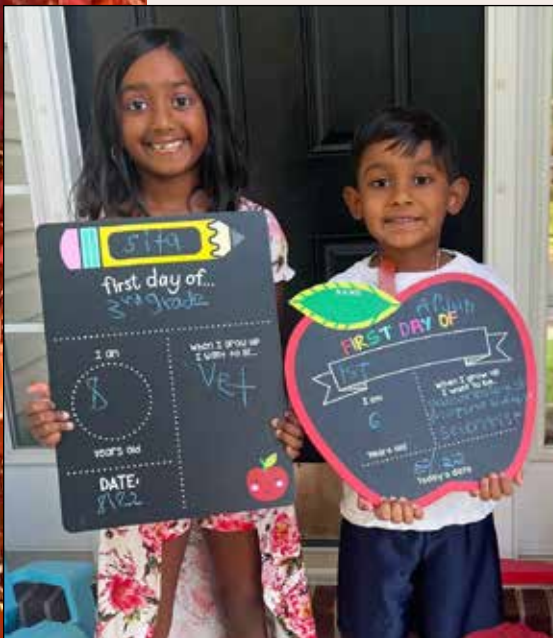


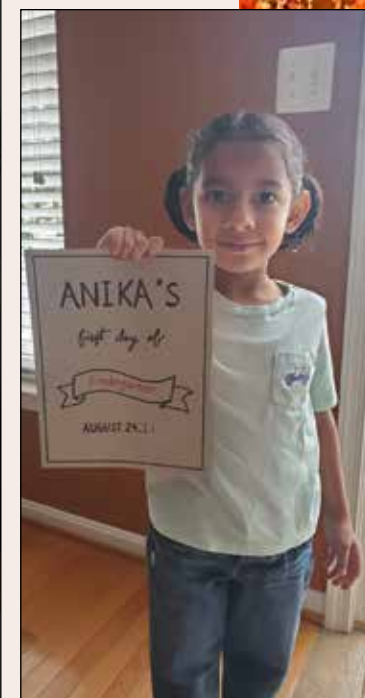












SWHOA October News

Annual Meeting & Board Meeting

Monday, October 28th, 2024
In person at the Community Center
43004 Waxpool Rd, Ashburn, VA 20148

Sign-in starts at 6:30pm
Annual Meeting Begins at 7:00pm

This year, there are **five (5) seats available** on the Southern Walk Board of Directors. Anyone interested in serving on the Board of Directors can submit the enclosed Nominating Petition / Application for Candidacy by **Thursday, October 10, 2024** to be included on the online ballot or can run from the floor at the Annual Meeting.

The Association has contracted with Vote HOA Now for the Board Election. **Vote HOA Now** will be sending emails to each owner that has an email address supplied in the owner data file asking them to vote. The email will include the owner registration code and the voting site link. Link to the owner registration page of the voting website is <https://southernwalkhoa.ivotehoa.com/register>

It is anticipated that you will receive the email invitation from **Vote HOA Now** the day the vote opens on **Monday, October 14, 2024**. Please be sure to check your junk or spam folder during this timeframe. The Southern Walk Association will mail a postcard including the electronic voting information in the coming weeks. Please email laura.marshall@fsresidential.com if you do not receive your email invitation and/or you do have an email on file with Management.

Your attendance at this meeting is important. A quorum of **10% (113)** of the eligible owners must be present, either in person or by a properly executed proxy, before any business can be conducted. If you are unable to attend the meeting to vote in person, please complete the proxy form and return it by email to meetingprep.dcmetro@fsresidential.com or laura.marshall@fsresidential.com.

You can also fax it to 703-591-5785 (Attn: Laura Marshall) no later than 12:00 p.m. on Monday, October 28, 2024. Sending proxies via email is strongly preferred.

October Covenants Corner

The Covenants Department hopes everyone had a nice summer. As we ease into fall, here are a few reminders from previous Covenants Corner columns:

1. To enhance the curb appeal of your home, you may wish to use weed killer on any weeds growing through the cracks or gaps in your driveways, leadwalks, sidewalks, aprons, curbs, and gutters adjacent to your property.
2. Battlefield Towing is contracted to patrol HOA-owned roads in our community. For certain safety violations, they will tow vehicles parked illegally without any warning. Reminders:
 - a. No vehicles are to be parked blocking a fire hydrant or along a yellow curb designated as a fire lane. Fire lanes are designated by the fire marshal's office to allow emergency responders to access properties and fire hydrants in case of emergencies.
 - b. No vehicles can block a sidewalk or ramp including parking on the sidewalk while in your driveway. This allows for walkers, handicapped persons, and strollers to safely navigate the area without having to go into the roadway.
 - c. All other violations such as expired tags, parking within 20 feet of an intersection, abandoned vehicles, etc. may be issued a warning, ticketed by LCSO, and eventually towed.
 - d. If you live on a VDOT street, please note that we do not have enforcement power for VDOT streets. Therefore, please report all illegally parked vehicles to the Loudoun County Sheriff's Office by calling their non-emergency line at 703-777-1021. You can also complete a traffic complaint form online at <https://lfportal.loudoun.gov/Forms/TrafficComplaint>.
 - e. If you need additional information regarding parking rules and regulations, please review the Parking Regulations and Enforcement Procedures under the Rules and Regulations section on our website, <https://www.broadlandshoa.org/for-residents/rules-and-regulations/>.
3. Please inspect, repair and paint your mailbox if needed, ensure all parts are in working order, and address numbers are visible. It is important to note that each section has an established standard style and color. If your mailbox is a different color than what is standard for your section, you will either need to apply for the change, or have your mailbox painted and restored to the standard for your area. If you are unsure as to what your neighborhood's mailbox standard is, please contact the Covenants Department at 703-520-9903.
4. Please ensure that your exterior pole light is in good condition, painted, and all bulbs are in working order. The pole light should come on automatically in the evening to help illuminate your community for safety and aesthetics.

Thank you to all the community residents who have worked hard to improve and maintain their homes this summer. Your efforts are an inspiration to us all.

Sincerely,
 Suzan Rodano, Covenants Manager

Feeling Political?

Election signs are allowed and each sign shall not exceed a maximum of four (4) square feet. These signs may be placed no more than 60 days prior to an election date and must be removed 5 days following the election. No application is required for these signs.

Recognize Our Courageous Veterans!

Is there a veteran that you would like to honor for Veterans Day this year? If so, submit a photo(s) of that veteran along with a few lines about them to newsletter@broadlandshoa.com by **Thursday, October 10th** for inclusion in the November newsletter.

Annual Holiday Market

The Holiday Market is accepting vendors. It takes place on Saturday, December 7, 2024 from 11:00am - 3:00pm in the HOA Administrative Office Parking Lot. We are looking for crafters and vendors to showcase their wares. Do you make art, knit, paint, bake, bead, woodwork, or have another unique hobby with products that people want? Then the Holiday Market wants you!

Registration is currently open. You can register by visiting firstserviceresidential.myeventscenter.com/broadlands. Email Crystal Boswell, events@broadlandshoa.com with any questions.



Assessment Payments – ClickPay Update

ClickPay has changed the name that will appear on your bank/credit card statement when paying your assessments. The new name that will appear is "PROPRTYPAY" instead of "BROADLANDS Assoc". If you have any questions regarding your assessment payments, please contact FirstService Residential (FSR) at 703-385-1133 or ar.dcmetro@fsresidential.com.

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.
- 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.*



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Project Lifesaver Offers Peace of Mind For Those You Love

Loudoun County Sheriff's Office Program helps quickly locate individuals with Alzheimer's, Autism, and Down Syndrome

"Nationwide, Project Lifesaver has a 100% success rate... and an average recovery time of less than 30 minutes."



The Loudoun County Sheriff's Office (LCSO) partners with Project Lifesaver International to help protect and quickly locate individuals with Alzheimer's, dementia, autism, Down syndrome, or other related disorders who are at risk of wandering and becoming lost.

Project Lifesaver equips vulnerable individuals with a personalized radio transmitter about the size of a wristwatch. The transmitter emits a specific radio frequency 24 hours a day that can be located by specially trained deputies using directional antennas. The signal can be triangulated on the ground for up to a mile and from the air for up to 10 miles.

Nationwide, Project Lifesaver has a 100% success rate with over 4,353 rescues and an average recovery time of less than 30 minutes. This is critical, as over 32,000 people wander from homes and care facilities each year, according to the National Alzheimer's Association.

The LCSO began using the Project Lifesaver program in 2008, and Master Deputy Daniel Martynowicz and Deputy First Class Kelsey Long lead the team. They regularly meet with potential beneficiaries and caregivers to identify individuals at increased risk of wandering off and determine eligibility. The team assists in obtaining necessary equipment and services and conducts bimonthly check-ins to ensure current information and equipment work properly.

They also provide community education and awareness programs to inform the public about the challenges of wandering and the Project Lifesaver solution. The program relies on partnerships

between law enforcement, community organizations, businesses, and caregivers. All client and family information is kept strictly confidential and only used in emergencies.

Tax-deductible donations can be made to Project Lifesaver International and designated for the LCSO program and Loudoun County. For more information on enrolling a loved one or supporting the Loudoun County Project Lifesaver program, contact the Sheriff's Office at 703-777-0407 or visit sheriff.loudoun.gov/projectlifesaver.

Working together, we can provide greater peace of mind and protection to the most vulnerable members of our community.



Ashburn Volunteer Fire and Rescue News

- October 5th - Fall Open House 12:00pm - 4:00pm at Ashburn Station 6 located at 20688 Ashburn Road, Ashburn, VA. Come celebrate 80 years of the Ashburn Volunteer Fire and Rescue Department. The Open House is our opportunity to welcome the community that we serve to the station to meet our personnel, see first-hand what we do, take a station tour, explore our apparatus. **There will be no parking at the station. Parking is available at Cedar Lane Elementary School located at 43700 Tolamac Dr, Ashburn, VA 20147. We will have a van to shuttle people back and forth between the station and parking lot.*
- October 24th - Volunteer Interest Meeting** - 7:00pm - 9:00pm. Join Us for the Volunteer Interest Meeting: 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.

Save the Date For:

- November 10th - Veterans Day 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

For more info visit: ashburnfirerescue.org/events/

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 CONSERVATION LANDSCAPE COMMITTEE

The Broadlands Conservation Landscape Committee is responsible for maintaining Broadlands' engagement in the National Wildlife Federation's Community Habitats Program. Join us to learn how you can help wildlife in and around Broadlands by contributing to greater biodiversity. Help us build a beautiful and more resilient future. Email BroadlandsWildlifeHabitats@gmail.com.

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 October 9th at 6:30pm.** Meetings are virtual unless otherwise noted. For more info and the Zoom link, email Crystal Boswell, events manager, at events@broadlandshoa.com.

BROADLANDS LIVE! COMMITTEE

The Broadlands Live 2024 is well under way with one concert left this season...October 4th. If you would like to help this season end on a high note 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, 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.

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.

REPUBLICANS FOR A BETTER WORLD

Come join us for many different activities including service, conservation, politics and community. Lots of different projects on the agenda - something for everyone. For more information please email especial417@gmail.com.



Embracing the Joys of Fall in Northern Virginia

As the air turns crisp and the leaves burst into a kaleidoscope of oranges, reds, and yellows, Northern Virginia transforms into a stunning autumn wonderland. This season brings an infectious energy to the region, inviting everyone to step outside and revel in the beauty of nature. Whether you're a lifelong resident or a first-time visitor, fall in Northern Virginia is a delightful experience that ignites the senses and warms the heart.

One of the highlights of fall in Northern Virginia is the plethora of outdoor activities available. The region boasts a variety of parks and trails, perfect for enjoying the stunning foliage. The picturesque views along the Virginia Scenic Byways, particularly the Blue Ridge Parkway, offer breathtaking vistas that are ideal for a leisurely drive or a family outing. Hiking enthusiasts can explore trails like the Great Falls Park, where cascading waterfalls and colorful foliage create a picturesque backdrop for a day in nature. Don't forget to pack a picnic and savor the sights and sounds of fall!

Fall is also synonymous with harvest festivals, and Northern Virginia knows how to celebrate! Local farms open their doors to visitors, inviting them to pick their own apples, pumpkins, and more. The annual festival circuit showcases everything from hayrides and corn mazes to craft fairs and live music. Families can bond over fun activities while sampling delicious seasonal treats like cider doughnuts and pumpkin-spiced goodies.



Each festival brings its own unique flavor, making every weekend an opportunity for adventure and enjoyment.

As the days grow shorter, the festive spirit in Northern Virginia continues to shine. The arrival of Halloween brings about charming neighborhood decorations and fun-filled events, from spooky haunted houses to community trick-or-treating. As Thanksgiving approaches, the region's warm community spirit is palpable, with opportunities for volunteering and gathering with loved ones. So, whether you're sipping hot cocoa by a fire or exploring the vibrant landscape, fall in Northern Virginia is a joyful celebration of nature, community, and cherished traditions!



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Local Halloween & Fall Events for All Ages!



SEPTEMBER 20 THRU NOVEMBER 2 – COX FIELD OF FEAR & FALL FESTIVAL

Cox Farm – after dark scare experience for the not so faint of heart. Too scared to try, then come to the Fall Festival to enjoy fun and activities for all ages. coxfarmsva.com

SEPTEMBER 21 THRU NOVEMBER 4 – PUMPKIN VILLAGE FALL FEST

Leesburg Animal Park - packed with fun family activities, giant hill slides, moon bounces, wagon rides, petting zoo, pedal carts, the corn bin, weekend entertainment & more.

pumpkinfestleesburg.com

SEPTEMBER 27 THRU NOVEMBER 2 – MARKOFF'S HAUNTED FOREST

Dickerson, MD - Scaring the daring since 1992, you'll be amazed by what you'll find lurking in the woods. markoffshauntedforest.com

SEPTEMBER 27 THRU NOVEMBER 2 – MILLTOWN HAUNT

At Milltown Haunt, we use The Power of a Scare to unite a community and give back. A percentage of our proceeds support local non-profit organizations, allowing us to make a positive impact beyond the thrill of the haunt. milltownhaunt.com

SEPTEMBER 28 THRU OCTOBER 31 – TEMPLE HALL FARM PUMPKIN PATCH

Come to Temple Hall Farm Pumpkin Patch & Sunflower Fields for a fantastic family day out! Pick pumpkins and sunflowers, enjoy wagon rides, visit farm animals, bounce on inflatable pillows, and slide down hill slides! novaparks.com

OCTOBER 1-31 – FALL PUMPKIN HARVEST FEST

Come celebrate Fall and enjoy picking pumpkins, family friendly corn maze, roasting marshmallows at the bonfire and snacking on the famous cider donuts. greatcountryfarms.com/festivals-events

OCTOBER 4, 5, 11, 12, 13, 18, 19 – ADULT CORN MAZE NIGHT

Join Great Country Farms, Bluemont Vineyard, and Henway Hard Cider for a corn maze night under the stars... adults only! greatcountryfarms.com/festivals-events

OCTOBER 26 – MONSTER MASH

Village at Leesburg - pumpkin carvers, Trick or Treating, cookie decorating, costume contest for kids & pets.

villageatleesburg.com/events/monster-mash-2024

OCTOBER 26 – 6TH ANNUAL HALLOWEEN BARK BASH

One Loudoun - Halloween-themed festival, trick or treating, adoptable dogs, music, costumes, and animals galore.

downtownoneloudoun.com/events

OCTOBER 27 – HALLOWEEN TEA

Halloween-themed tea at Oatlands English scones, Devon cream, classic tea sandwiches and sweets, local preserves, and Oatlands' exclusive tea blend. oatlands.org/events

HALLOWEEN PARTY

3RD-5TH GRADE

FRIDAY, OCTOBER 18TH

COMMUNITY CENTER

6:00PM - 8:00PM



THIS IS A DROP OFF EVENT ONLY FOR 3RD-5TH GRADERS
VOLUNTEERS ARE PERMITTED.

SCAN THE QR CODE TO REGISTER YOUR STUDENT

THE PARTY TAKES PLACE IN THE PARKING LOT OF THE COMMUNITY CENTER

Drop-off is between 6:00-6:30pm. The Community Center parking lot will be closed, so either:

- 1.) Park at Old Stone House or near the Sunoco and walk over.**
- 2.) Car drop-off is available in front of the Community Center parking lot. You must be on westbound Waxpool Rd. and stay in your car.**

Since the Community Center parking lot is closed for the party, park elsewhere and walk to pick up your child(ren). All kids must be with an adult to leave.

Want to stay at the party? Volunteer! We need lots of volunteers to help make this event a success! Contact Events Manager, Crystal Boswell at events@broadlandshoa.com if you are interested in volunteering.

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OKTOBERFEST

SATURDAY, OCTOBER 26, 2024

2:00PM-6:00PM

COMMUNITY CENTER

LIVE MUSIC FROM THE
ROCKITS BAND, FOOD TRUCK,
DJ, KIDS HALLOWEEN COSTUME
CONTEST, & FACE PAINTING





The BugMan



A Discussion on the importance of insects and a chance to pet a LIVE bug!

**November 2nd
Community Center**

First Slot 10:00am-11:00am

Second Slot 11:45am - 12:45pm

MUST register to attend

**[firstserviceresidential.myeventscenter.com
/event/94064](https://firstserviceresidential.myeventscenter.com/event/94064)**



\$5 per child (NO refunds)

One parent per child/children

Broadlands Residents Only





Brambleton Library Programs

Crafter's Choice Book Club

Location: Meeting Room B

Date and Time: Monday, October 7th, 6:30pm

Age Group: Adults

Description: Read any book related to this month's theme, "Whip Something Up." At book club, we'll chat about what we read while customizing tea towels. Suggested book topics include cooking, baking, innovation, and invention. Find out more at library.loudoun.gov/calendar.

Cookie Decorating Skills for Adults

Location: Meeting Room A

Date and Time: Monday, September 28th, 7:00pm

Age Group: Adults

Description: Adults are invited to practice advanced cookie decorating skills with Laurie English, owner of Chubby Heart Cookies with 20+ years of professional baking experience. Supplies are limited and available on a first-come, first-served basis. To learn more visit library.loudoun.gov/calendar.

Halloween Gala for Adults

Location: Meeting Room A

Date and Time: Tuesday, October 29th, 7:00pm

Age Group: Adults

Description: Get into a spooky mood by playing themed games, making seasonal crafts and participating in a costume contest. Library staff will vote on which costume is the most creative, and winners will receive a prize. To learn more visit library.loudoun.gov/calendar.

In Case You Need a Hand . . .

NON-EMERGENCY

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

BROADLANDS COMMUNITY

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

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.

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HANDYMAN SERVICES:

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MARY KAY:

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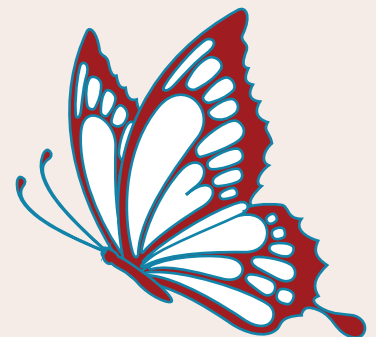
PERSONALIZED GUNSMITH SERVICES:

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

Modifications and Resale Manager:

Robin Crews ♦ rcrews@broadlandshoa.com

Modifications Assistant & Pool Registrar:

Amy Streater ♦ amy@broadlandshoa.com

Director of Resident Services:

Stassa Collins ♦ stassacollins@broadlandshoa.com

Newsletter Editor:

Natalie Ihanainen ♦ Newsletter@broadlandshoa.com

Aquatics Director and Community Outreach Coordinator:

Julie Holstein ♦ julie@broadlandshoa.com

Events Manager:

Crystal Boswell ♦ events@broadlandshoa.com

Receptionist & Community Center Rentals:

Joanne Hang ♦ joannehang@broadlandshoa.com

BOARD OF DIRECTORS

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

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

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

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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 ♦ BroadlandsWildlifeHabitats@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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INSIDE COVER PLACEMENTS (Contact for Availability):

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OUTSIDE COVER PLACEMENTS (Contact for Availability):

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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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