

NOVEMBER 2024

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*Official Newsletter of the Broadlands Homeowners Association*



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# BROADLANDS



## IN THIS ISSUE:

Holiday Trash, Recycling & Christmas Tree Collection .....	6
The BugMan .....	7
Updated Resolutions .....	9
Bingo Night .....	10
How Your Brain is Telling You to Vote .....	12
STAN AI Assistant .....	13
AVFRD Veterans Day Pancake Breakfast .....	14
Loudoun Wildlife Conservancy Programs and Field Trips .....	15
SWHO A FiOS Update - Action Needed .....	16
Scouting For Food .....	21
Broadlands Tree Rescuers .....	22
Controlling English Ivy .....	24
Brambleton Library Programs .....	27

## EVERY MONTH

Board of Directors Meeting Info .....	3
This Month's Calendar .....	4
Manager's Message .....	5
Modifications Information .....	8
Covenants Corner .....	16
Clubs & Groups .....	20
Useful Numbers .....	27
Classifieds .....	28
HOA Contacts .....	29

## Board of Directors Upcoming Virtual Meeting Tuesday, November 12th - 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 October 8th Virtual Meeting Highlights

- Approved the minutes of the September 10, 2024 Board Meeting
- Approved the events management proposal from Sparkes Event Solutions for 2025
- Approved the pond management proposal from Virginia Waters and Wetlands for 2025-2027
- Approved the vending machine agreement with Anytime Vending for 2025
- Accepted ownership and maintenance responsibility for Section 202 Phase 1
- Approved the Snow Services contract with Signature Decks for 2025-2026
- Partially approved a violation fee waiver request
- Held eight hearings and assessed charges 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.*

# NOVEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2 BugMan 10:00am - CC
3 Daylight Saving Time Ends	4	5 Election Day HOA Offices Closed	6 Events Committee Meeting 6:30pm - Virtual	7	8 National STEM Day Newsletter Submissions Due - 12:00pm	9
10	11 Veterans Day HOA Offices Closed	12 HOA Board Meeting 6:00pm - Virtual	13 Modification Subcommittee Submissions Due 12:00pm	14 Conservation Landscape Committee Meeting 7:00pm - Virtual	15	16
17 National Take a Hike Day	18	19	20 Modification Subcommittee Meeting 7:00pm - Virtual	21	22 Bingo 6:00pm - CC	23 National Espresso Day
24	25 Southern Walk HOA Annual & Board Meeting 7:00pm - CC	26	27 HOA Offices Close at noon for Thanksgiving	28 Thanksgiving Day HOA Offices Closed No Trash/Recycling Services	29 Black Friday HOA Offices Closed	30 Trash/Recycling Make- up Day

Key: AO=HOA Administrative Office CC=Community Center; SW=Southern Walk Pool; SB=Summerbrooke Pool



# Renovation of Our New Office Space is Now Complete

We are thrilled to finally announce the successful completion of the renovation of our office space, transforming an old building with just two offices into a modern and welcoming facility featuring nine well-appointed offices. This significant upgrade greatly enhances our workplace environment to allow our dedicated staff to better serve and meet the needs of our community. It also facilitated the much-needed upgrade of mechanical systems, such as HVAC and fire/sprinkler systems, which had reached their serviceable lifespans. While there is still considerable unpacking to be done and furnishing required, we are pleased to announce that the staff has successfully relocated to our new office space. This transition marks an exciting new chapter for us, and we are eager to fully settle into our environment.

The previous office layout was inadequate for our growing needs, often leading to cramped conditions that hindered productivity and collaboration among staff members. Over the years, the space became shared-use, housing animals and providing a playful environment for visitors. However, the associated noise and activity often made it challenging to maintain the focus necessary for effectively serving our community. Recognizing these limitations and capitalizing on financial contributions from the developer as the community has expended, we took the initiative to create a new environment that fosters teamwork and efficiency. Our modern facility is thoughtfully designed to maximize functionality, ensuring that our team has the resources and space needed to perform their duties effectively.

One of the essential features of the renovation is the significant increase in storage capacity. In our previous setup, storage options were virtually nonexistent, making it a constant challenge to organize important documents and supplies. The new layout includes dedicated storage areas, allowing us to streamline our operations and maintain a tidy, organized workspace. The renovation also prompted us to digitize many historical files, leading to the implementation of more electronic services for our members and significantly reducing paper clutter. As a result, our storage areas can now be used to accommodate supplies instead of paperwork. This shift allows us to take advantage of bulk purchasing opportunities, saving the community money.

The renovation of our office reflects our ongoing commitment to continuous improvement and our unwavering dedication to providing exceptional service to our residents. We believe that a well-

structured and efficient work environment directly translates to higher levels of service and satisfaction within our community.

As we settle into our new home, we warmly invite our residents to stop by and see the exciting changes for themselves. We look forward to a bright future in our new office, where we can better serve you and strengthen our community ties.


Best,

*Sarah*

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







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## Now Showing in November

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- Murder Mystery Dinner Theatre (offsite)

101 Dalmatians KIDS

- in-person and via livestream

Music and Mischief

StageCoach Bandits Improv Show



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



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# Patriot Disposal Trash, Recycling and Christmas Tree Collection Holiday Schedule



## Thanksgiving Day, Thursday, November 28th:

- No Trash or Recycling services provided. Thursday's regularly-scheduled services will be provided on Saturday, November 30th.

## Christmas Week:

- No Trash or Recycling on Thursday, December 26th, services will be provided on Friday, December 27th.

## New Year's Week:

- No Trash or Recycling on Thursday, January 2nd, services will be provided on Friday, January 3rd.

## Christmas Tree Collection:

- Christmas trees will be collected during the first two full weeks of January on your yard waste collection day, January 6th and January 13th.
- *Please remove all tinsel and decorations. Trees should not be placed in plastic bags.*



If a tree is placed curbside for collection on yard waste collection day and is not picked up, please **LEAVE IT OUT** at the curb and collection will be completed as soon as possible.





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



**\$5 per child (NO refunds)**

**One parent per child/children**

**Broadlands Residents Only**



# Modifications Information

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

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

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



## Modifications Subcommittee Submission and Meeting Dates

Submission Deadline By Noon	Meeting Date
November 13th .....	November 20th
December 11th .....	December 18th
January 8th .....	January 15th
February 12th.....	February 19th
February 26th.....	March 5th

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

## Are You Selling Your Home?

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

**When you sell your home, you are required to request a resale disclosure package for the buyer.**

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

There are submission procedures on the HOA website, [broadlandshoa.org](http://broadlandshoa.org), to help guide you through the application process. Please refer to the online Design Guidelines for detailed information.

The Design Guidelines provide a framework to maintain design quality and encourage consistency throughout the community. If you have any questions about architectural modifications or your resale inspection results, please contact Modifications and Resale Manager Robin Crews at 703-520-9902 or [rcrews@broadlandshoa.com](mailto:rcrews@broadlandshoa.com).





## 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.

## Vehicle and Parking Resolution Update

The Board has recently revised the Vehicle and Parking Regulations and Enforcement Procedures. These updates clarify and enhance policies regarding various aspects, including vehicle repairs and maintenance, the duration a vehicle may occupy a common area parking space, and the allowable number of vehicles per unit in the common areas.

## Home-Based Business Resolution Adoption

Additionally, the Board has adopted a Home-Based Business Resolution. This policy delineates the types of home-based businesses that require an application and establishes regulations governing such businesses.

*The approved resolutions are available for review on our website at <https://www.broadlandshoa.org/for-residents/rules-and-regulations/>*

## 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!

Vendors can register can register by visiting [firstserviceresidential.myeventscenter.com/broadlands](http://firstserviceresidential.myeventscenter.com/broadlands). Email Crystal Boswell, [events@broadlandshoa.com](mailto:events@broadlandshoa.com) with any questions.



## 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](mailto:customerservice@patriotdisposalservices.com), to arrange pickup of special and/or bulk items.
- Special items will be collected weekly. Some items may incur an additional charge.
- Special items include appliances, mid to large furniture and other large items.

### Trash Totes/Cans Notice:

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



# BINGO NIGHT



**NOVEMBER 22, 2024**



**BROADLANDS COMMUNITY  
CENTER 43004 WAXPOOL RD**

**DOORS OPEN AT 6:00PM  
GAME STARTS AT 6:30PM**



**EACH ATTENDEE MUST PURCHASE A TICKET**



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# How Your Brain Is Telling You to Vote

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

As another presidential election approaches, political conversations seem to be everywhere --at family gatherings, on social media, and in the workplace. These discussions can quickly become heated, often leading to frustration, misunderstandings, and, in some cases, strained or even terminated relationships. But what if the way we vote is influenced more by the biology of our brains than by our rational, conscious thoughts? What if our political beliefs are, to some extent, preordained by our genetics and brain structure? Research in neuroscience and psychology suggests that this might be truer than we think. That whether we vote red or blue, our grey matter matters a lot.

We know that the human brain is an intricate, powerful organ that governs almost every aspect of our lives, from our daily routines to our deepest beliefs and convictions. It's no surprise then that the brain also plays a significant role in shaping our political beliefs and voting behaviors, and evidence using Functional MRI (fMRI) appears to support that position.

By observing the brain's activity in real-time with brain imaging technology, scientists have been able to identify key differences in how conservatives and liberals process political information. For example, studies using brain imaging have shown that conservatives tend to have a more active amygdala, a region of the brain that is heavily involved in processing fear, threat detection, and emotional responses. This heightened activity might explain why conservative individuals are often more focused on security, stability, law and order, and tradition over rapid change. They might be more sensitive to perceived threats and therefore more inclined to support policies that emphasize order and control. For these voters, Former President Donald Trump's "Make America Great Again" slogan then may encapsulate a vision of the US that prioritizes traditional family values, a stronger or closed Mexico border, a more thriving economy and religious values and morals.

In contrast, liberals often show greater activity in the anterior cingulate cortex (ACC), a region associated with processing complexity, uncertainty, and conflicting information. This area of the brain is crucial for tasks that require cognitive flexibility and openness to new experiences. As a result, liberals might be more comfortable with change and more likely to support policies that promote social progress and innovation. They might also be better equipped to handle ambiguity and to reconcile conflicting ideas. For liberal voters, then Former President Barack Obama's "Hope and Change" slogan is fitting.

And it's important to keep in mind that these brain-based differences are not just theoretical; they manifest in how people respond to real-world political issues. For instance, when confronted with a topic like immigration or national security, conservatives might experience a stronger emotional reaction that leads them to prioritize safety and control. Liberals, on the other hand, might approach the same issue with a focus on empathy,

inclusiveness, and long-term social benefits. Thus, on the topic of the Mexico/US border, a conservative person might think, "Over 10,000 aliens are crossing into the US from Mexico illegally daily. That's unsustainable, and that will lead to increased crime, fewer job opportunities for taxpaying US citizens and a weaker economy via more free government handouts." In contrast, a more liberally minded person might think, "Well where are all of those desperate people who are fleeing their countries from persecution and violence going to go?" Or, "Taking them in is the right and the American thing to do, and our country thrives on inclusion and diversity." For the former group, the focus is on keeping "illegal aliens" out, and for the latter group, it's more about understanding the problem to empathically support "undocumented immigrants" toward US citizenship. Recognizing these very differing neurological underpinnings can help explain why political debates on topics like the border often seem so intractable and combative -- our brains are literally wired to see the world differently!

While the brain's structure and function play a crucial role in shaping our political beliefs, another important factor comes into play -- genetics. It might seem strange to think that something as complex as voting behavior could be influenced by our DNA, but research into the genetic basis of political preferences has yielded some surprising findings.

One of the most compelling pieces of evidence comes from studies of twins, particularly identical twins. Identical twins share nearly 100% of their genetic material, while fraternal twins share about 50%, similar to any other siblings. By comparing the political attitudes and voting behaviors of these two groups, researchers have been able to estimate the extent to which genetics influence political beliefs.

The results of these studies are striking. Identical twins are significantly more likely to share similar political views compared to fraternal twins, suggesting that genetics plays a substantial role in shaping our political leanings. In fact, some studies estimate that about 40-50% of the variation in political attitudes can be attributed to genetic factors. This doesn't mean that there is a specific "voting gene" that determines how we vote, but rather that genetic predispositions can influence how we interpret and respond to political information.

For instance, genes related to personality traits such as openness to experience, conscientiousness, and agreeableness have been linked to political orientations. Individuals who are genetically predisposed to be more open to new experiences might be more likely to adopt liberal viewpoints, while those who are naturally more conscientious and risk-averse might gravitate toward conservative ideologies. These genetic influences, of course, interact with environmental factors, such as family upbringing, education, and life experiences, to shape our overall political identity.

*Telling You to Vote continued on page 22*





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---

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**Veterans eat for FREE**

**Adults \$12**

**Seniors 62+ \$10**

**Child Ages 3-11 \$6**

**Under 3 FREE**





# Loudoun Wildlife Conservancy's November Programs and Field Trips

By: Doreen Varblow, Loudoun Wildlife Conservancy

**Writing in Nature** — Join Nancy Morgan, Director Emeritus, Georgetown Lombardi Arts and Humanities Program, for this monthly opportunity, presented by Loudoun Wildlife Conservancy (LWC), to enjoy the combined health benefits of time spent in nature and writing thoughts and feelings. Writing is often considered a solo, reflective practice, but writing in the company of others can be a supportive, community-building activity that encourages regular practice. Registration is open through the morning of the workshop. Registration required: sign up online. November 7, 11:00am – 12:30pm, Gate House at Morven Park.

**Birding Banshee** — Whether you're a beginning birder or an expert, you'll be dazzled by the many bird species you'll find at the Banshee Reeks Nature Preserve south of Leesburg. Join LWC and the Friends of Banshee Reeks for the monthly (except December) bird walk at this birding hotspot. Bring binoculars if you have them. Registration required: sign up online. Second Saturdays: November 9, January 11, February 8, 8:00 am. Questions: contact Joe Coleman at [jcoleman@loudounwildlife.org](mailto:jcoleman@loudounwildlife.org).

**Birding Algonkian** — Join LWC on a search for birds at Loudoun's top birding hotspot, Algonkian Regional Park in eastern Loudoun, for the monthly (except December) bird walk. Combining extensive frontage along the Potomac River, rich bottomland forests, extensive wetlands, and extensive grassy areas, this can be a very productive place to bird. Registration required: sign up online. Third Sundays (except December): November 17, January 19, 8:00am. Questions: contact Bryan Henson at [bhenson@loudounwildlife.org](mailto:bhenson@loudounwildlife.org).

**Birding Sweet Run** — Sweet Run State Park has 894 acres of diverse habitat consisting of rich oak-hickory forest, meadows, ponds, streams, and vernal pools in northwestern Loudoun. It borders the Appalachian Trail and is only a couple of miles from the confluence of the Potomac and Shenandoah Rivers. Sweet Run is a wonderful sanctuary for Loudoun wildlife with numerous bird species utilizing its richness. These walks are sponsored by the LWC; bring binoculars if you have them. Sweet Run is located just north of Neersville at 11661 Harpers Ferry Road (Rte. 671); detailed directions at <https://www.dcr.virginia.gov/state-parks/sweet-run>. Registration required: sign-up online. Fourth Saturdays (except December): November 23, January 25, 8:00am. Questions: contact Joe Coleman at [jcoleman@loudounwildlife.org](mailto:jcoleman@loudounwildlife.org). Parking Fee: the fee for a standard vehicle is \$10. View fee information at <https://www.dcr.virginia.gov/state-parks/parking-fees>.

**Wild About Loudoun!** LWC presents photos of Loudoun's Wild Places and Creatures — November through December, Gum Springs Library. Be sure to stop by the Wild About Loudoun exhibit at the Gum Springs Library in November and December to see photos of the beautiful places of Loudoun County, like the blooming meadow at Bles Park, a stunning sunrise at Morven Park, and the sunlight streaming through the vernal pool areas at Algonkian Park. Loudoun has many beautiful nature destinations, and LWC is working to ensure they remain that way as diverse habitat for wildlife.

**Walk for Wildlife Closing Celebration** — Sunday, November 3, 2:00pm – 4:00pm, Catocin Creek Distillery, Purcellville. Join LWC for a nature-enthusiast gathering at Catocin Creek Distillery to celebrate October's month-long Walk for Wildlife. We'll hand out awards and share some highlights from the event along with celebrating the citizen science efforts and the positive impact they have on our community. The drawing for the fox pendant raffle will also take place. Refreshments will be provided by Savoir Fare.

**Young Birders Walk at Algonkian** — Sunday, November 10, 8:00am. Join LWC's Young Birding Program for a bird walk for young birders at Algonkian Regional Park, the county's best birding hotspot, where over 230 species of birds have been observed. We'll look for year-round residents and early winter arrivals. Meet at the boat ramp; bring binoculars if you have them. This walk is exclusively for

young birders ages 13–20; a parent/guardian is welcome. Registration required: sign up online. Questions: contact Young Birding Program Coordinator Patrick Lewis at [plewis@loudounwildlife.org](mailto:plewis@loudounwildlife.org).

**Where Your Food Really Comes From** — Wednesday, November 13, 7:00pm, Virtual. Interested in where crops, heirlooms, and weeds come from? In this talk, ethnobotanist Nan McCarry will tell you the story of how we transitioned into an age of agriculture starting 10,000 years ago, and some of the unintended consequences that arose. Through this learning, we can gain fresh insights into the human connection with the natural world. Aimed at teen and adult audiences, this program is co-sponsored by LWC and the Loudoun County Public Library.

**Read! Plant! Grow! Book Club** — Tuesday, November 26, 7:00pm, Birch Tree Bookstore, Leesburg. Join our partners Watermark Woods, Loudoun County Public Library (LCPL), and Birch Tree Bookstore for this book club that focuses on native plants, sponsored by LWC and LCPL. At this meeting we'll discuss the book *The Language of Trees* by Katie Holten. To obtain a copy, contact Allison Forbes at [Allison.Forbes@loudoun.gov](mailto:Allison.Forbes@loudoun.gov) and she will send a copy to your nearest library for you to pick up. Attendees can also choose to purchase the book at Birch Tree. Attend online or in person. To attend online, go to the LCPL website (<https://library.loudoun.gov/>) and click Event Calendar to get the link to the program.

**Dulles Greenway Wetlands Bird Walk** — Saturday, December 7, 8:00am. Join Loudoun Wildlife Conservancy's Mary Ann Good and Joe Coleman for a bird walk at the privately owned Dulles Greenway Wetlands. Built in the early 1990s to replace the wetlands lost when the Dulles Greenway was built, this wetlands along the Goose Creek near Oatlands is a great place to observe a wide variety of birds including waterfowl and Bald Eagles who have successfully nested here for nearly two decades. Expect to encounter rough terrain where walking is difficult as well as briars and wet/muddy spots. Parking information will be sent to participants prior to the walk. Limit 10. Registration required: sign up online. Questions: Contact Joe Coleman at [jcoleman@loudounwildlife.org](mailto:jcoleman@loudounwildlife.org).

**Young Birders Walk at Dulles Greenway Wetlands** — Sunday, December 8, 8:00 am. Join Loudoun Wildlife Conservancy's Young Birding Program for a bird walk for young birders at the Dulles Greenway Wetlands. This rare wetland habitat is normally closed to the public and is home to an eagle nest, winter waterfowl, and year-round residents. Directions and parking information will be emailed to registrants prior to the walk. Bring binoculars if you have them. Come prepared for briars and muddy trails. This walk is exclusively for young birders ages 13-20; a parent/guardian is welcome. Registration required: sign up online. Questions: Contact Young Birding Program Coordinator Patrick Lewis at [plewis@loudounwildlife.org](mailto:plewis@loudounwildlife.org).

**Winter Sowing Workshop on the Mountain: Cultivating Springtime Hope** — Sunday, December 8, 2:00pm, Mt. Weather Imagine Well Being Retreat, Paris, VA. Join LWC and Virginia Master Naturalist BJ Lechrone at the Imagine Well Being retreat for fellowship and discussion about native plants and share the joy of growing native plants for pollinators. We will plant native plant seeds in recycled plastic containers that you will bring. We will provide the soil and BJ's favorite seeds for free. It's fun to create your own science experiment each year and then patiently wait through the winter and watch them grow outside in the spring. Thanks to Watermark Woods Native Plants for donating potting soil! Family-friendly; limit 15. Registration required: sign up online.

*Sign up for all programs and event at <https://loudounwildlife.org/events/> unless otherwise noted.*

# SWHOA November News

## ACTION NEEDED: SOUTHERN WALK OWNERS

As we transition from summer to fall, the Southern Walk HOA Board wants to update the community on an important upcoming choice regarding FIOS internet service. Our current Bulk Billing Agreement with Verizon expires in May 2025. For the first time, homeowners will have the option to:

1. Enter into a new Bulk Billing Agreement with Verizon, or
2. Opt for individual retail internet services from Verizon.

Whichever path the community chooses, Verizon has assured us that FIOS internet service will continue without interruption. *Consent forms have been mailed to all homeowners, and those in favor of continuing with a Bulk Billing Agreement need to sign and return the consent form by December 16, 2024. We need 75% of homeowners to agree to move forward.*

*If you have any questions, contact Laura Marshall at Laura.Marshall@fsresidential.com or 703-385-1133.*

*Stay informed and take part in shaping this important decision!*

Sincerely,

*Shashi Aadipudi*  
Shashi Aadipudi

President, Southern Walk at Broadlands HOA

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.

### CURRENT MONTHLY ASSESSMENT: \$20.00

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

Please be sure to login to your ClickPay account to confirm your payment has been updated to the new assessment amount to avoid overpaying. If you pay by paper check, money order, or online bill pay through your bank, you will be required to update your payments to the following new mailing address effective immediately:

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

A copy of the Approved 2024 Budget has been mailed to the membership. Owners may also find a copy of the approved budget on the Connect Resident Portal. <https://southernwalk.connectresident.com/>

# Covenants Corner

## November Inspections

As the autumn chill sets in, the fall foliage is starting to shed, and we're all getting our homes ready for the winter and the wonderful fall season. While we're busy cleaning the inside of our homes, it's important not to overlook cleaning the outside as well during this time of year.

Here are some tips to help you prepare the exterior of your home for winter:

- ✓ Ensure that your flower beds are tidy and that your bushes and trees are properly trimmed.
- ✓ As leaves fall, keep your yard tidy by raking and bagging them or mowing them into mulch. Also, keep any storm drains around your property free of leaves and debris.
- ✓ Make sure that your mailbox is in good shape. If your mailbox post needs attention, give it a fresh coat of stain with an HOA-approved color or replace the post with a new one. You may want to use Main Street Mailboxes, 571-379-8454.
- ✓ Touch up paint and replace missing shutters and trim on your home.
- ✓ Clean mildew or dirt off your siding.

The association, along with our landscaper and arborist, inspect the property for limbs and branches that block sidewalks and street signs and to notifies homeowners of these issues. If you still see any problems, please contact the Covenants Department at 703-520-9903 so that we can resolve them.

Beginning November 1st, we will begin conducting evening inspections of homeowners' exterior pole lights to ensure they are functioning properly. Please inspect your lights and replace any burned-out bulbs. If the lights still do not work, you may need to replace the light sensor on the pole or check the circuit breaker (dedicated switch) to the pole light. If these steps do not resolve the issue, it may be necessary to call an electrician.

We are here to help you keep your community safe and beautiful. Please remember to contact the HOA Covenants Department at [covenants@broadlandshoa.com](mailto:covenants@broadlandshoa.com) or 703-520-9903 with any problems or concerns.

Have a wonderful fall season and a safe rest of the year, and as always, thank you for your cooperation.

Sincerely,

Suzan Rodano, Covenants Manager



# Thanksgiving Safety

The kitchen is the heart of the home, especially at Thanksgiving. Kids love to be involved in holiday preparations. Safety in the kitchen is important, especially on Thanksgiving Day when there is a lot of activity and people at home.



- Stay in the kitchen when you are cooking on the stovetop so you can keep an eye on the food.
- Stay in the home when cooking your turkey and check on it frequently.
- Keep children away from the stove. The stove will be hot and kids should stay 3 feet away.
- Make sure kids stay away from hot food and liquids. The steam or splash from vegetables, gravy or coffee could cause serious burns.
- Keep the floor clear so you don't trip over kids, toys, pocketbooks or bags.
- Keep knives out of the reach of children.
- Be sure electric cords from an electric knife, coffee maker, plate warmer or mixer are not dangling off the counter within easy reach of a child.
- Keep matches and utility lighters out of the reach of children — up high in a locked cabinet.
- Never leave children alone in a room with a lit candle.
- Make sure your smoke alarms are working. Test them by pushing the test button.

## Did you know?



Thanksgiving is the leading day of the year for home fires involving cooking equipment.

**Have activities** that keep **kids out of the kitchen** during this busy time. Games, puzzles or books can keep them busy. Kids can get involved in Thanksgiving preparations with recipes that can be done **outside** the kitchen.



**NATIONAL FIRE PROTECTION ASSOCIATION**  
The leading information and knowledge resource on fire, electrical and related hazards



## Ashburn Volunteer Fire and Rescue News

### The Ashburn Volunteer Fire & Rescue Department invites the community to two exciting events this November!

• **Veteran's Day Pancake Breakfast:** November 10th, 8:00am - 12:00pm. Bring your family and friends to enjoy a delicious breakfast while supporting AVFRD at Founders Hall, 20688 Ashburn Road. *All veterans eat for FREE as we honor their service!*

• **Volunteer Interest Meeting:** November 19th, 7:00pm - 9:00pm. Interested in making a difference in your community? Join us at Station 6 on Ashburn Road to learn more about becoming a volunteer. Members receive complimentary training, uniforms, personal protective gear, tax savings, retirement benefits, and more! For additional details, visit [www.joinavfrd.com](http://www.joinavfrd.com) and check out our online eBook to explore volunteer opportunities.

Come out, get involved, and be part of the AVFRD family!

• **Christmas Tree Sales:** Starting November 29 - 9:00am: Go to [www.ashburnfirerescue.org/go/trees](http://www.ashburnfirerescue.org/go/trees).

Join our Instagram community: @avfrd

Follow us on Facebook: [www.facebook.com/AVFRD/](http://www.facebook.com/AVFRD/)

#### Save the Date For:

• **Santa's Ride through Ashburn** - December 1st and 2nd

• **Breakfast with Santa** - December 8th

For more info visit: [www.ashburnfirerescue.org/events/](http://www.ashburnfirerescue.org/events/)

## Region 1 DECA District Leadership Conference

### The annual Region 1 DECA District Leadership Conference (DLC) event is approaching and Briars Woods High School needs your help again this year!

*We are seeking volunteers to serve as Event Judges and Event Proctors on Saturday, December 14, 2024.*

- This is an in-person event at Briar Woods High School located at 22525 Belmont Ridge Road, Ashburn, VA 20148
- Volunteers are needed from approximately 8:00am - 12:00pm
- Complete the interest form found at [https://docs.google.com/forms/d/e/1FAIpQLSeHLotXXLrSZ-9ISbFZjlg5ms\\_WMYxRrKJ9H\\_B8UhfXnHh0Q/viewform](https://docs.google.com/forms/d/e/1FAIpQLSeHLotXXLrSZ-9ISbFZjlg5ms_WMYxRrKJ9H_B8UhfXnHh0Q/viewform) (DLC 2024 Volunteer Form) if you are available and would like to participate Select Briar Woods as "How did you hear about DLC."

## Conservation Landscaping Committee Meeting

### Thursday, November 14th 7:00pm - virtual

A November meeting has been planned for the Conservation Landscaping Committee.

- During the meeting, the Committee will assess what direction it will go in which will include topics like invasive removal, organized trash cleanup, garden maintenance, and brainstorming areas for future efforts.

- GM Sarah Gerstein, will be available to answer questions about Broadlands' history with pollinator gardens, landscaping contracts, tree care, and our participation in the Loudoun Invasive Removal Alliance (LIRA).

For more information and to get a meeting zoom link visit Broadlands event calendar at [www.broadlandshoa.org/calendar](http://www.broadlandshoa.org/calendar).

 **BROADLANDS**  
Conservation Landscaping Committee







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- Pool Houses



# Broadlands Area Clubs and Groups

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

## ASHBURN 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](http://www.ashburnjuggling.club) for the next scheduled meeting. Email [info@ashburnjuggling.club](mailto:info@ashburnjuggling.club) for questions.

## ASHBURN TOASTMASTERS

Holding Online Meetings. Please contact our VP of Membership, [vpm-703053@toastmastersclubs.org](mailto:vpm-703053@toastmastersclubs.org), for the URL to join our meetings. Check our website, [ashburn.toastmastersclubs.org](http://ashburn.toastmastersclubs.org) for meetings calendar.

## BRAMBLETON LADIES GOLF LEAGUE

We are an 18-hole ladies' league open to women golfers of all levels. We play on Monday mornings from April through October at Brambleton Golf Course. We also play several major tournaments throughout the season and have fun games each week. You may choose to walk or ride. Starting Tee Times: Apr-May 8:30am / Jun-Jul-Aug 8am / Sep-Oct 8:30am. Sign up at [brambletonladiesgolf.org](http://brambletonladiesgolf.org) or call Sara Carlin at 703-723-3000.

## BROADLANDS 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. *The next meeting will be virtually on November 14th at 7:00pm.* Help us build a beautiful and more resilient future. Email [BroadlandsWildlifeHabitats@gmail.com](mailto: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 November 6th at 6:30pm. There will be no meeting in December.* Meetings are virtual unless otherwise noted. For more info and the Zoom link, email Crystal Boswell, events manager, at [events@broadlandshoa.com](mailto:events@broadlandshoa.com).

## BROADLANDS LIVE! COMMITTEE

The Broadlands Live Committee will begin planning in January 2025. The committee relies on volunteers to help make the concert season a success. Email Jason at [BroadlandsLive@broadlandshoa.com](mailto:BroadlandsLive@broadlandshoa.com) to volunteer.

## BROAD RUN DEMOCRATS

Come join the Broad Run Democrats! We are a group of like-minded, civically engaged neighbors of all stripes who care about our community. 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](mailto:cbrunet2@yahoo.com).

## CUB SCOUTS & SCOUTS - BSA

The Cub Scout program is designed for children grades KG-5, and Scouts BSA from grades 6-12. Troop 2970 (<http://troop2970.com>) meets at Our Savior's Way Lutheran; Troop 1154 (<https://ashburntroop1154.trooptrack.com>) meets at Eagle Ridge MS; Cub Scout Pack 1483 ([Pack1483.org](http://Pack1483.org)) meets at Hillside ES; and Cub Scout Pack 1484 ([Pack1484.org](http://Pack1484.org)) meets at Mill Run ES. To learn more about us, please visit [BeAScout.org](http://BeAScout.org).

## GIRL SCOUTS

Girl Scouts provides leadership training through STEM, outdoor experiences, skills badges, community service and entrepreneurship. For more information, please visit [girlscouts.org](http://girlscouts.org).

## 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](http://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](mailto:miller.kir@gmail.com) or [ashburnmomsclub@yahoo.com](mailto:ashburnmomsclub@yahoo.com).

## MOMS IN PRAYER – BRIAR WOODS

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

## 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](mailto:especial417@gmail.com).





# Loudoun County Annual Scouting for Food Drive

📌 Neighborhood Notifications, Nov 2, 2024

📌 Food Pick-Up: Nov 9, 2024



## Loudoun County Scouts Help Alleviate Food Insecurity with Annual Food Drive

### 🍏 Help Us Make a Difference!

Last year, we collected nearly 60,000 pounds of food. This year, we aim to do even more to support 11 local food pantries in Loudoun County.

### 🍌 Aligned with Scout Values

Our Scouts and volunteers are committed to helping others at all times, as stated in the Scout Oath and Law.

### 🏠 Urgent Need

Food insecurity is a pressing issue in Loudoun County. Help us stock local food pantries before the holiday season.

### 📌 How to Help!

Look out for our post-it notes on November 2th. Gather and place non-perishable food items in a visible spot outside your home by November 9th for pick-up.

### 🍲 What to Donate?

Canned Protein (Tuna, Salmon, Chicken)  
Peanut Butter  
Grains (Pasta, Rice, Tortillas)  
Whole Grain Cereals  
Canned Vegetables  
Canned Fruits



[beascout.org](https://beascout.org)

# Broadlands Tree Rescuers

Submitted By: Jennifer Crane, Conservation Landscaping Committee Chair

I became a volunteer with Plant NOVA Natives Tree Rescuer campaign after an article about the program in the Broadlands Newsletter years ago. In 2022, when my youngest was a baby, I packed him up daily in his stroller and we walked the HOA paths, identifying almost 1500 trees at risk of dying due to invasive vines. My results were added to the Tree Rescuers survey available on their website. Vines identified as "invasive" are species imported from elsewhere in the world that have proven to be harmful to local ecosystems.

Invasive vines bring trees down with their weight or, more commonly, by strangling the trees while they are still small. Combined with over browsing by deer, they suppress a forest's ability to regenerate after a disturbance, such as the many green ash trees (*Fraxinus pennsylvanica*) in Broadlands killed by the emerald ash borer (*Agrilus planipennis*), another invasive species, over the last decade.

A pair of sturdy gloves and clippers are all that's needed to help save Broadland's trees. The upcoming winter season is the best time to attack invasive vines since the native poison ivy is less likely to cause a rash once its leaves have dropped. Most invasive vines can be easily identified in winter by their evergreen foliage. I am always willing to teach neighbors to identify invasive vines on their property and in common areas. I can also provide instructions for removal and make suggestions for replacements. Email me at [BroadlandsWildlifeHabitats@gmail.com](mailto:BroadlandsWildlifeHabitats@gmail.com) for help or to become part of Broadland's Conservation Landscaping team's tree rescuers. More information about native trees and the tree rescuer program, including training videos can be found at [plantnovatrees.org](http://plantnovatrees.org).

## ***Clockwise from top left:***

1. An area choked with the invasive vines multiflora rose (*rosa multiflora*) and Japanese honeysuckle (*lonicera japonica*) which are reducing biodiversity.
2. A similar area cleared of invasive vines. In their absence, a blooming edge of the native dewberry (likely *rubus flagellaris*) flourishes, providing food and cover for wildlife.
3. An area with invasive vines chopped at shoulder height and ground level. The vines have died on the tree, allowing light to reach the forest floor and young trees to grow unencumbered.



4. The golden fall color of pawpaw trees (*asimina triloba*), where vines have been removed.

## *Telling You to Vote continued from page 12*

It seems then that how we vote isn't a nature vs. nurture thing, but rather a nature and nurture thing where the interplay between internal factors (i.e. brain realities and genetics) and external realities (i.e. our upbringing and experiences, etc.) altogether determines whether you vote one way or another. Understanding these general trends can help explain why certain political arguments resonate more strongly with some people than with others. It also underscores the importance of recognizing that our political beliefs are not entirely the result of conscious, rational thought.

So, what does all this brain science mean for you and your voting habits? Perhaps it means we might do well to have more empathy, patience and understanding -- and less judgement -- for those we disagree with. If our brains are predisposed to lean one way or another, which seems to be the case, it might be time to cut your family member, friend, or neighbor some slack if they don't share your views. Instead of viewing folks we disagree with politically as simply being misguided, uninformed or ignorant, we can choose instead to be more understanding and kind.



# ASK THE EXPERT



the company's website can often be tough to verify. Look for public reviews on websites such as Google, Yelp, Angie's List, BBB, and Houzz. Websites that offer reviews posted directly by homeowners are also a great way

to see the level of customer service that a company provides. Are they responding to reviews?

## A Peaceful Experience

When done properly, an exterior remodeling project can make your home more weather tight, improve curb appeal, and prove to be a valuable investment. Finding the right contractor is something you don't want to take lightly

Problems with longer-than-expected installation, poor communication, residual mess, and shoddy workmanship, are all too common. Before you hire any company to work in or around your home, make sure you have gathered the information necessary to make sure they are the right fit for your project. We have compiled the following information through our years of experience that will allow you to ask the questions needed to find a reputable contractor.

### 1 STABILITY

You need to make sure any contractor you do business with has proven themselves in the past and will be there if you need them in the future. Don't just ask the contractor if they are stable; look for tangible proof of longevity and financial stability by asking for the following: proof of establishment, business license, contractors license, and insurance.

### 2 REPUTATION & SOCIAL PROOF

You can tell a great deal about a contractor based on what others are saying about them – particularly their customers. The old advice of "ask for 3 references" is just too easy to fake. You will need to get a little tougher with your contractor to protect yourself. Insist that any contractor produce the following things; memberships, accolades and awards, and the ability to see their work in person.

Another thing to look at when researching a contractor is public reviews and testimonials. Reviews published on

### 3 PROCESS

The cause of all negative contracting stories comes down to a lack of clearly defined and documented processes. The main categories of processes should include estimating, onboarding, pre-production, production, post-production, and warranty. You should ask the contractor if they have a documented process and what it looks like from start to finish. This will help you understand what you can expect at the different stages of your project.

### 4 PROFESSIONAL PEOPLE

A good contractor doesn't just do good work. A good contractor understands that when working with homeowners, it's often the little things that can make a big difference. You should find a contractor that shows you respect by the way they treat you, the way they present themselves, the way they treat your property, and their attention to detail. This is why it's important to hire a contractor that has the right people to execute their processes. This is where most contractors get it wrong. They have too few people trying to do too many types of things. Specialization eliminates confusion, keeps things from getting lost, and avoids mistakes.

### 5 STANDARDS CHECK-LIST

Choosing the right exterior contractor for your project makes all the difference. Pond Roofing has been specializing in roofing and exteriors for over 60 years. We have the people, products, and processes that are needed to ensure a peaceful remodeling experience. You can count on our team of professionals to handle every aspect of your project from your first phone call to the final cleanup and beyond.

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





## Controlling English Ivy Saves Trees and Combats Climate Change

**Sourced from: Plant NOVA Natives**

English Ivy is everywhere, in our neighborhoods, along our roads, and in our parks. It climbs over fences, covers sheds, and carpets forest floors. Unfortunately, many people think English Ivy is a benign plant that grows in the shade, where nothing else grows.

The truth is English Ivy is harmful in many ways. Even if well-manicured and contained on the ground, English Ivy provides a resting spot for mosquitos on hot days or hides puddles where they can breed, and who wants that! More importantly, when it covers forest floors it displaces native plants, and eliminates needed and productive biodiversity. When it climbs trees it harms and eventually kills them, which eliminates the important environmental benefits trees provide, such as wildlife habitat, preventing stormwater from entering streams, cooling our environment, and combatting climate change.

Trees are one of our best tools for capturing carbon dioxide, which is necessary to fight global warming. According to the US Forest Service, America's forests sequester about 16% of the annual emissions from the United States. Because trees are such excellent carbon sinks, there are large scale reforestation efforts underway. President Biden's Bipartisan Infrastructure Plan calls for more than one billion new trees to be planted over the next 10 years. In addition, the government's experts know that controlling invasive species that kill trees is an important strategy for enhancing carbon capture.

We as individuals also have an important role to play in controlling English Ivy at home and in our natural areas. Otherwise, it covers everything in its path, and when left unchecked, English Ivy grows vertically (by rootlets on the stem). On trees, the weight of the vine weakens and breaks limbs, which can make trees more susceptible to infections,

and over time the vines cover trees so totally that they die. But that's not all. When English Ivy goes vertical it matures. It then will flower and set fruit. Birds then eat and disperse the fruit, spreading the English Ivy invasion.

Homeowners can protect their costly landscaping and help the environment by eliminating English Ivy from their gardens or, at a minimum, by keeping it from growing up trees. Wearing gloves, cut all the vines on a tree about two feet up and again at ground level. There is no need to pull the vines off the tree. Deprived of water and nutrients from the soil, the vines will wither. You will have to repeat this occasionally if you do not remove all the ivy. Hand pulling after a rain softens the soil is the best way to get rid of English Ivy. The debris should go in the trash. Do not compost it or put it out with the brush collection as it will continue to grow and spread in these locations.

The good news is that there are lots of alternative native ground covers that will support pollinators and our environment. You can find excellent suggestions in the Native Plants for Northern Virginia guide, <https://www.plantnovanatives.org/buy-the-native-plant-guide-book>, such as Virginia Creeper and ferns.

You also can help our neighborhoods, forests, and parks by becoming a Tree Rescuer, <https://www.plantnovatrees.org/tree-rescuers-volunteer-program>, or by working with organizations, <https://www.plantnovatrees.org/rescuing-trees>, that do invasive management including pulling ivy. Working together, we can ensure the health of our wonderful trees and improve our environment, as well as our personal well-being, by spending time in nature.

By Elaine Kolish, Vice Chair, Fairfax County Tree Commission, Certified Master Naturalist.



A VISIT WITH SANTA AT  
BROADLANDS

*Winter Wonderland*

FRIDAY, DECEMBER 6TH 4PM-8PM

HOA OFFICE PARKING LOT

TREATS|CRAFTS|HOT COCOA|MAGICAL  
SURPRISES INCLUDING A VISIT WITH SANTA



PLEASE PARK AT SOUTHERN WALK POOL PARKING LOT AND WALK  
THROUGH THE TUNNEL TO THE HOA OFFICE  
(21907 CLAIBORNE PARKWAY). THIS EVENT WILL TAKE PLACE  
OUTDOORS, SO PLEASE BE SURE TO DRESS WARMLY!



# *Broadlands* **HOLIDAY MARKET**

Saturday, December 7th

11:00 AM - 3:00 PM

HOA Office Building Parking Lot  
21907 Claiborne Parkway Broadlands,  
VA 20148



There will be a DJ,  
bouncy house,  
face painter and more!

**Rain date:** Sunday Dec 8th. Same time  
and location.

**Vendors sign up at:**  
[firstserviceresidential.myeventscenter.com  
/broadlands](https://firstserviceresidential.myeventscenter.com/broadlands)





## Brambleton Library Programs

### Crafter's Choice Book Club

**Location:** Meeting Room B

**Date and Time:** Monday, November 4th, 6:30pm

**Age Group:** Adults

**Description:** Read any book related to this month's theme, "The Chosen One." At book club, we'll chat about what we read while creating autumnal crowns. We suggest reading a book about someone with greatness thrust upon them, whether they like it or not, like leaders and heroes. Find out more at [library.loudoun.gov/calendar](http://library.loudoun.gov/calendar).

### Brambleton Bake Off : Cookie Edition

**Location:** Meeting Room A

**Dates:** November 5th, all day, November 4th - 18th

**Age Group:** Adults

**Description:** Get creative this fall with an at-home adult cookie decorating competition featuring guest judge Laurie English, owner of local business Chubby Heart Cookies! Enter from Nov. 4-18. Submit a photo of your autumn-themed cookies by Nov. 18 for a chance to win a baking-themed prize. Winners will be announced on Saturday, Nov. 23 on the Brambleton Library Facebook Page. Read the competition instructions at [library.loudoun.gov/calendar](http://library.loudoun.gov/calendar).

### Toys for Tails

**Location:** Childrens Program Room

**Date:** Thursday, November 14th,

**Time:** 4:00-5:00pm

**Age Group:** Elementary School Age Kids

**Description:** Join the Loudoun County Animal Shelter for a presentation followed by a hands-on workshop to make toys for shelter animals. Be a part of making a difference for our furry friends.

## 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](mailto:vchu_911@yahoo.com).

## **HOME CLEANING RESIDENTIAL CLEANING:**

Small team for 30+ years. Either one or two team members will be assigned to your home, but always the same team. Biweekly & monthly cleaning slots are available. Call to schedule a free in-home estimate, 703-624-2708.

## **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](mailto: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 LANDCARE:**

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

## **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](http://www.youtube.com/watch?v=s3V5BNoLUIQ). Contact Deborah Leben, at 703-217-4583 or [deborahlebenmk@gmail.com](mailto:deborahlebenmk@gmail.com) to customize your skin care regimen. Visit [marykay.com/dleben](http://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](mailto:pftgservices@gmail.com).

## **REAL ESTATE**

### **PRIVATE OFFICES FOR RENT:**

Broadlands/Ashburn. One Page Lease. Month-to-Month or Longer. \$300 To \$495 per Month. One Month Security Deposit Required. Landlord is an Associate Real Estate Broker in Virginia. Contact Lonnie Stock at 703-201-8579 or [llsre@aol.com](mailto:llsre@aol.com).



# BROADLANDS

## HOW TO PLACE A CLASSIFIED AD

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

## MONTHLY RATES:

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

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

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

## Broadlands Blast

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

## Broadlandshoa.org

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

## Go Paperless

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

## Broadlands Community Info

### BROADLANDS ASSOCIATION, INC. ADMINISTRATIVE OFFICE:

21907 Claiborne Parkway  
Broadlands, Virginia 20148  
Main: 703-729-9704  
[broadlandshoa.org](http://broadlandshoa.org)

**General Mailbox:** [info@broadlandshoa.com](mailto:info@broadlandshoa.com)

### HOA Office Hours:

HOA staff is generally available from 9:00am to 5:00pm, Monday-Friday.

### ASSESSMENT INFORMATION OFFICE

#### FirstService Residential: Payments and Resale Docs

Assessments: 703-385-1133 Fax: 703-591-5785  
[fsresidential.com](http://fsresidential.com) ♦ [ar.dcmetro@fsresidential.com](mailto:ar.dcmetro@fsresidential.com)

#### Mail Payments To:

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

### BROADLANDS ASSOCIATION STAFF & CONTRACTORS

**General Manager:** Sarah Gerstein ♦ [sarah@broadlandshoa.com](mailto:sarah@broadlandshoa.com)

#### Covenants Manager:

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

#### Modifications and Resale Manager:

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

#### Modifications Assistant & Pool Registrar:

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

#### Director of Resident Services:

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

#### Newsletter Editor:

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

#### Aquatics Director and Community Outreach Coordinator:

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

#### Events Manager:

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

#### Receptionist & Community Center Rentals:

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

### BOARD OF DIRECTORS

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

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

**Secretary/Treasurer:** Dawne Holz ♦ [holz.d@icloud.com](mailto:holz.d@icloud.com), 703-362-6727

#### Directors:

Andre Deazle ♦ 646-729-5973

Kay Dillon ♦ 703-405-4750

John Gallagher ♦ 703-927-6319

John Horner ♦ 703-723-2333

William Kolster ♦ 703-858-2459

Jason Pualoa ♦ 703-340-9828

### COMMITTEES

#### Broadlands Live Concerts:

Jason Pualoa ♦ [broadlandslive@broadlandshoa.com](mailto:broadlandslive@broadlandshoa.com)

#### Conservation Landscaping Committee:

Jennifer Crane ♦ [BroadlandsWildlifeHabitats@gmail.com](mailto:BroadlandsWildlifeHabitats@gmail.com)

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

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

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

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

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

## Advertising Directory

### EDUCATION/INSTRUCTION/LESSONS

Primrose School at Broadlands ..... 32

### ENTERTAINMENT

StageCoach Theatre Company ..... 6

### HOME SERVICES

Academy Door & Control ..... 11

Augustine Roofing ..... 31

Decksapces of Virginia ..... 19

Hodges Windows ..... 2

P&M Contracting ..... 6

Pond Roofing ..... 19

Service Specialties Inc. (SSI) ..... 11

Zampiello Paint Contractors, Inc. .... 31

### INSURANCE

Griffin Owens Insurance..... 11

### MEDICAL

Ashburn Pharmacy ..... 2

Clarity Psychological Services..... 6

### PETS

Stream Valley Veterinary Hospital ..... 31

Wild Birds Unlimited ..... 32

### PROFESSIONAL SERVICES

Lori Christ CPA, LLC ..... 6

### REAL ESTATE

Gallardo Real Estate Group ..... 32



# BROADLANDS

## Newsletter Advertising Rates and Sizes

### COLOR DISPLAY ADS

Size & Location • Rates are per issue

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

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

### INSIDE COVER PLACEMENTS (Contact for Availability):

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

### OUTSIDE COVER PLACEMENTS (Contact for Availability):

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

### SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

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





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"Quality Paint Services Since 1992"



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



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# BROADLANDS

21907 Claiborne Parkway  
Broadlands, VA 20148



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ASHBURN NORTH: 44830 Lakeview Overlook Plaza | 703.724.9050 | [PrimroseAshburn.com](http://PrimroseAshburn.com)  
BROADLANDS: 21367 Shale Ridge Court | 703.724.4200 | [PrimroseBroadlands.com](http://PrimroseBroadlands.com)



\*Based upon 5150 Primrose Pre-Kindergarten students screened using the Ages & Stages Questionnaires®, Third Edition in Spring 2023. Ages & Stages Questionnaires® and ASQ® are registered trademarks of Paul H. Brookes Publishing Co., Inc. Each Primrose School is a privately owned and operated franchise. © 2024 Primrose School Franchising SPL, LLC. All Rights Reserved.



## Naturally, We're Grateful

Save BIG During our Customer Appreciation Days

### \$10 OFF \$60\*

\*Valid in-store at the Ashburn Wild Birds Unlimited store. One discount per purchase. Offer not valid on previous purchases, gift cards, purchase of DSC memberships or sale items. Offer valid thru 11/11/2024.



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## Thinking about **selling?**

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Call me today at 703.980.4594 to Schedule a FREE Consultation



**CALL  
NOW**

I recently assisted three sellers in Broadlands through the home-selling process, providing everything from an initial consultation with improvement recommendations and a contractor list to ensure affordability, to a complimentary staging consultation, comprehensive marketing, and a strategic pricing plan—all aimed at attracting the highest number of potential buyers and maximizing the home's market value.



Real

**PATRICIA GALLARDO**

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Top Agent 2022-2024 in Washington & Northern Virginia Magazine

703.980.4594

[PKGhomes@gmail.com](mailto:PKGhomes@gmail.com)  
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