

BROADLANDS

Our Neck of the Woods

Happy Holidays

- Please see new 2025 Assessments on page 9
- Trash and recycling collection will take place on Friday, December 27th—no services will be provided on Thursday, December 26th
- The HOA offices are closed on Tuesday and Wednesday, December 24th and 25th

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.



WHY CHOOSE US?

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



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Board of Directors Upcoming Virtual Meeting Tuesday, December 10th - 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 November 12th Virtual Meeting Highlights

- Approved the minutes of the October 8, 2024 Board Meeting
- Approved the 2025 budget and assessment level
- Approved a proposal for stump removal from HLS
- Approved a proposal for turf renovation from HLS
- Approved a proposal for tree replacements from HLS
- Approved a proposal for Elaeagnus pruning from HLS
- Held 11 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.

DECEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 World Aids Day	2 Cyber Monday	3	4 National Cookie Day	5 International Volunteer Day	6 Finland's Independence Day Visit with Santa at Broadlands Winter Wonderland 4:00pm - AO Parking Lot	7 Pearl Harbor Remembrance Day Holiday Market 11:00am - AO Parking Lot
8	9	10 Human Rights Day Newsletter Submissions Due - 12:00pm HOA Board Meeting 6:00pm - Virtual	11 Modification Subcommittee Submissions Due 12:00pm	12	13 National Cocoa Day National Day of the Horse	14
15 Bill of Rights Day	16	17 Wright Brothers Day Southern Walk HOA Meeting 7:00pm - Virtual	18 Modification Subcommittee Meeting 7:00pm - Virtual	19	20	21 Start of Winter (Winter Solstice)
22	23	24 Christmas Eve HOA Offices Closed for Christmas Eve	25 Christmas Day Hanukkah (Begins) HOA Offices Closed for Christmas	26 Boxing Day No Trash/Recycling Services	27 Trash/Recycling Make-up Day	28
29	30	31 New Years Eve HOA Offices Closed for New Years			 EQUAL HOUSING OPPORTUNITY	

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

A Year to Celebrate and More to Come!

Dear Residents,

As the holiday season envelops us in its warmth and festive cheer, I find myself reflecting on what an incredible year 2024 has been for our vibrant community. This year has been filled with growth, achievements, and shared moments that have strengthened the bond between us all. From community-wide celebrations and improvements in our common areas to revitalizing programs that enriched our residents' experiences, 2024 has proven to be a year of progress and connection.

We saw the successful completion of several projects that have enhanced the quality of life for everyone here, including new landscaping initiatives, revitalized community spaces, and expanded event programming that brought neighbors together in exciting new ways. Our team worked tirelessly alongside the Board of Directors and dedicated volunteers to make these projects possible, ensuring that each effort reflected the collective vision of our community. It has been deeply rewarding to witness the positive impact these enhancements have had on our residents, young and old alike.

As we prepare to bid farewell to 2024, our sights are set on an extraordinary milestone just around the corner: the 30th anniversary of our community. Next year, 2025, marks three decades since our association's founding—a time to celebrate the journey that has brought us here and the people who have shaped our shared experience. This anniversary is not just a marker of time, but a testament to the resilience, unity, and joy that have defined us over the years.

To commemorate this significant occasion, we are planning special events and activities throughout 2025. From festive anniversary celebrations to family-friendly gatherings and volunteer opportunities, there will be countless ways for everyone to join in the fun and honor our shared legacy. We will be looking for stories, photos, and memories from residents who have been part of this journey—your reflections and

experiences are what make this community truly unique. We would love for each of you to be a part of the planning and celebration.

Looking back on our community's history, it's inspiring to see how we have grown, adapted, and thrived. From humble beginnings to the bustling, dynamic neighborhood we know today, our community has consistently been a place where neighbors become friends and residents feel at home. This legacy is something we can all be proud of, and it is with great anticipation that we prepare to honor it together.

As we close out this year, I want to extend my deepest gratitude to each resident, board member, volunteer, and staff member who has contributed to our success. Your dedication and community spirit are what make this association not just a place to live, but a place to belong.

On behalf of the Board of Directors and our entire management team, I wish you and your loved ones a safe, joyous holiday season filled with warmth, laughter, and cherished memories.

May the New Year bring continued happiness, prosperity, and new opportunities for connection. Let's make 2025 an unforgettable year, filled with celebration, reflection, and excitement for what the future holds.

With warmest regards,

Sarah

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

Let's make 2025 an unforgettable year, filled with celebration, reflection, and excitement for what the future holds.

Celebrate the Season!

Enjoy Local Holiday Events

Holiday Tree Lighting on Town Green

December 7–6:00pm
Leesburg, Leesburgva.gov

Christmas in Middleburg

December 7–time varies
Middleburg, Christmasinmiddleburg.org

12th Annual Tree Lighting at Oneloudoun

December 7–5:00pm–7:00pm
Ashburn, Oneloudoun.com

Holiday Fine Arts & Crafts Show at Ida Lee

December 7&8–9:00am–4pm (10am on Sun)
Leesburg, Leesburgva.gov

Annual Christmas & Holiday Parade

December 14–6:00pm
Leesburg, Leesburgva.gov

Holidays in Purcellville

December 14–time varies
Purcellville, Purcellvilleva.gov

Drive, Walk, & Skate Light Displays

Now thru January 5–time varies
Novaparks.com/nova-parks-lights

Winter Lights Walk

December 9–22–time varies
Purcellville, Franklinparkartscenter.org

Wishing Broadlands the Happiest of Holidays!

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 ADMINISTRATIVE OFFICE PARKING LOT
(21907 CLAIBORNE PARKWAY). THIS EVENT WILL TAKE PLACE
OUTDOORS, SO PLEASE BE SURE TO DRESS WARMLY!

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
December 11th	December 18th
January 8th	January 15th
February 12th.....	February 19th
February 26th.....	March 5th
March 12th	March 19th
March 26th	April 2nd

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

Are You Selling Your Home?

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

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

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

There are submission procedures on the HOA website, broadlandshoa.org, to help guide you through the application process. Please refer to the online Design Guidelines for detailed information.

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



2025 ASSESSMENTS

Unit Type	2025 Rate
All Home Types Common Assessment	\$82.00
Single Family/VDOT Streets	
General Assessment	\$82.00
Single Family Trash Assessment	\$29.00
Single Family VDOT Street Total Monthly Assessment	\$111.00
Hillside SF Homes VDOT Streets	
General Assessment	\$82.00
Single Family Trash Assessment	\$29.00
Hillside Private Lawn Maintenance Assessment	\$64.00
Hillside SF Home VDOT Street Total Monthly Assessment	\$175.00
Single Family/Private Streets	
General Assessment	\$82.00
Single Family Trash Assessment	\$29.00
Single Family Private Street Assessment	\$26.00
Single Family Private Street Total Monthly Assessment	\$137.00
Courtyard/Hillside Private Street Homes	
General Assessment	\$82.00
Single Family Trash Assessment	\$29.00
Single Family Private Street Assessment	\$26.00
Courtyard Homes Private Lawn Maintenance Assessment	\$64.00
Courtyard/Hillside Private Street Total Monthly Assessment	\$201.00
Town Homes	
General Assessment	\$82.00
Townhome Trash Maintenance Assessment	\$22.00
Townhome Grounds and Road Maintenance Assessment	\$23.00
Townhome Total Monthly Assessment	\$127.00
Villa Town Homes	
General Assessment	\$82.00
Townhome Trash Maintenance Assessment	\$22.00
Townhome Grounds and Road Maintenance Assessment	\$23.00
Villa Private Lawn Maintenance Assessment	\$24.00
Villa Total Monthly Assessment	\$151.00
Demott & Silver Town Homes	
General Assessment	\$82.00
Townhome Trash Maintenance Assessment	\$22.00
Townhome Grounds and Road Maintenance Assessment	\$23.00
D&S Private Lawn Maintenance Assessment	\$35.00
D&S Town Home Total Monthly Assessment	\$162.00
Demott & Silver Condominiums	
General Assessment	\$82.00
Trash Maintenance Assessment	\$22.00
Common Grounds and Road Maintenance Assessment	\$23.00
Demott & Silver Condo Total Monthly Assessment	\$127.00
Villages and Signature Condominium Monthly Assessment	\$82.00
Multi-Family Units (Apartments)	
Class E Apartment Unit Assessment	\$60.01

Patriot Disposal Trash, Recycling, and Yard Waste Collection Schedule

Trash, Recycling, and Yard Waste Collection:

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

Trash Collection:

- Trash pick up days are Mondays and Thursdays.

Recycling Collection:

- Recycling pick up day is Thursdays.
- Recyclable materials can be co-mingled.
- Plastic bags CANNOT be recycled.
- 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.



Winter Safety Tips: Preventing Falls

Submitted by: Loudoun Sheriff's Office

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

Prevention

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

- Avoid carrying large loads that limit your line of vision

Safe Winter Walking

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

When It's Icy

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



Broadlands **HOLIDAY MARKET**

Saturday, December 7th

11:00 AM - 3:00 PM

HOA Administrative Office 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)

SWHOA December News

Next Board of Directors Meetings:

December 17, 2024 Virtual
Google Meets – link emailed to membership

January 13, 2025

Location: Broadlands Community Center

ACTION NEEDED: SOUTHERN WALK OWNERS **Response Deadline - December 16th, 2024**

As we transition from fall to winter, 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, December 16, 2024. Sending proxies via email is strongly preferred.

CURRENT MONTHLY ASSESSMENT: \$20.00

2025 MONTHLY ASSESSMENT: \$20.00

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

December Inspections

We hope you had a wonderful Thanksgiving and stayed warm as we move into the colder months. As the days shorten and nights grow longer, we want to make you aware of some important items we will be inspecting this winter.

For your safety, we will be conducting inspections of the light poles in the evening. This will ensure that they are functioning properly and help brighten the dark winter nights. Many neighbors walk in the evenings and rely on these lights for safe navigation. We frequently receive reports about non-working light poles. Please take a moment to check your light poles at night to ensure they are working correctly. If your light pole is not working and replacing the light bulbs doesn't fix the issue, there are a few steps you can take before contacting an electrician. First, check to see if the circuit breaker for the light has tripped. If the breaker is in the "on" position and the light still isn't functioning, you should inspect the photocell on the light pole, as it may need to be replaced or adjusted. If neither of these solutions resolves the problem, there could be a wiring issue, and you should call an electrician for assistance. Additionally, during the daytime, we will check the light poles to ensure they are properly maintained. If any poles are faded, they should be touched up and repainted black.

We also will be inspecting the condition of your mailboxes and mailbox address numbers. Please check your mailbox, post, and address numbers to ensure they are well maintained. If the paint on your mailbox or post is fading, or if you need to replace your mailbox, please refer to our mailbox information page on our website at www.broadlandshoa.org/mailboxes. If any part of your mailbox post is degraded or damaged, it may be time to repair the damaged portion or replace the entire mailbox. If your mailbox is missing any address numbers, please replace them with numbers that match the color and style of your current ones or choose a different style that is also approved.

We will continue our regular inspections to ensure that trash and recycling bins are stored away on non-trash days. Please take a moment to check your homes for any missing shutters, damaged items, or other unsightly issues that may need your attention.

A special thank you to all of you for taking excellent care of your homes and for taking pride in our community.

Sincerely,

Suzan Rodano, Covenants Manager

Patriot Disposal Trash, Recycling and Christmas Tree Collection Holiday Schedule

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.

Broadlands Fitness Center

Broadlands Residents are invited to join the Broadlands Fitness Center located at 43360 Rickenbacker Square.

The Fitness Center includes: 5 treadmills, 4 elliptical, 5 strength machines, 2 stationary bikes, 2 multifunctional weight trainers, and a row machine.

Access fobs are \$25 each. Tenants, make sure you have an AOS on file from the owner of the property granting you access to the fitness center. Hours of operation are from 5:00am to 11:00pm, 7 days a week.

Children ages 13-17 must be accompanied by an adult fob holder. No children under the age of 13 are permitted at any time in the building. Please refer to Broadlandshoa.org/fitness-center to review the application process and rules.



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Broadlands Resident Since 1999 ♦ Class A License and Insurance



Now Showing in December

The Ghost of Murder Yet to Come
- Murder Mystery Dinner Theatre (offsite)
A Christmas Story
Magic and Mischief
StageCoach Bandits Improv Show

Registration is open for Winter/Spring
After School Classes for Ages 5 -19

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

STAGECOACH THEATRE COMPANY
www.StageCoachTC.com

20937 Ashburn Road
Suites 115 and 120
Ashburn, VA 20147
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BROADLANDS

Association, Inc.

Dear Homeowners,

The following pages present the approved 2025 Operating Budget for Broadlands Association, Inc. as approved at the November 2024 Board of Directors Meeting. Each year, the Board of Directors, in collaboration with Management, undertakes a thorough review to manage expenses effectively and maximize revenue. This diligent approach aims to maintain assessments at a minimum while ensuring high-quality services and amenities for the community.

For 2025, the Board of Directors has approved a \$5.00 increase in the monthly General Assessment, raising it from \$77.00 to \$82.00. This assessment applies uniformly to all homeowners, including those in single-family homes, townhomes, and condominiums, and supports the shared operational costs of the association. These costs include maintenance and management of community buildings, pools, tennis courts, trails, tot lots, events, common area landscaping, administrative functions, and reserves.

Single Family, Town Home, and Demott & Silver Condominium units also contribute to limited common expenses that are specific to their unit type. By leveraging group purchasing power, the association secures competitive bulk pricing for essential services such as trash collection, private road maintenance, and private lot lawn care. The costs for these services are directly passed through to the units that benefit from them. Under our current agreement with Patriot Disposal Services, the cost for trash collection has increased due to a 3% annual contractual escalation, along with pass-through charges for landfill fees and fuel surcharges. As a result, the monthly trash service fee for single-family homes has risen by \$3.00, from \$26.00 to \$29.00, and for townhomes/villa homes by \$2.00, from \$20.00 to \$22.00. For Courtyard/Hillside, Villa, and Demott & Silver townhomes receiving private lot landscaping services, the assessments have been adjusted in line with the contract, resulting in an increase of \$2.00 per month. Additionally, the reserve contribution for road maintenance applicable to single-family homes has increased by \$5.00.

Before the January 1, 2025 payment due date, please ensure your payment system reflects the correct assessment amount. For those who make payments through personal bank bill pay, please adjust the payment amount accordingly to ensure timely and complete payments. If you are enrolled in monthly direct debit payments using ClickPay, confirm that your payment amount is updated to reflect the 2025 assessment rate or set your account to automatically pay the balance in full, which will accommodate any future adjustments in assessments. It is common for owners to overlook updating their payment amounts when new assessment rates are implemented, leading to an accumulated outstanding balance and potential late fees over time. If your account is set to pay a specific amount, only you can update it for the 2025 rate, and this must be done prior to the due date.

Assessment coupons will be sent to all owners at the address on record with FirstService Residential who are not enrolled in ClickPay recurring payments. If you do not receive your coupons by December 15, 2024, please contact the Customer Care Call Center at 866-433-3187 or email AR.DCMetro@fsresidential.com. For those enrolled in ClickPay Auto Pay through FirstService Residential, a coupon booklet will not be sent, and the assessments will be automatically deducted from your account.

Owners have the option to make secure and convenient payments online through ClickPay. Payments can be made via e-Check or by Credit/Debit Card for one-time payments or to set up automatic payments, helping to prevent missed or late payments and the associated late fees charged by the Association. To use ClickPay for online assessment payments or to enroll in automatic payments, please visit ClickPay.com/FirstService and create an account using the account number provided on your payment coupon. For assistance with ClickPay, please call 888-354-0135 (option 1). If you choose the option to always pay the full balance, you will not need to manually update your payment amount when assessments change in the future.

21907 Claiborne Parkway • Broadlands, Virginia 20148 • 703-729-9704 • info@broadlandshoa.com

BROADLANDS

Association, Inc.

The Assessment Fees for 2025:

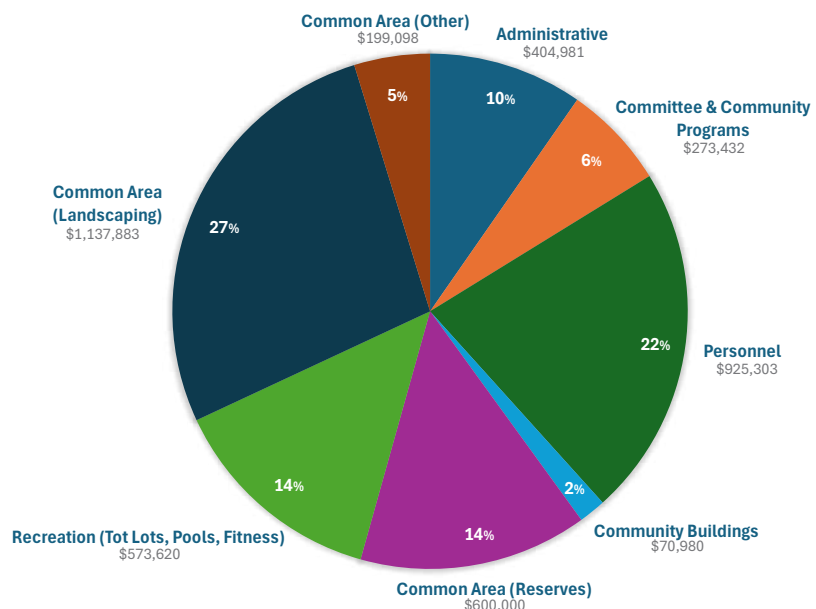
Single Family Homes on VDOT Streets	\$111.00 per month
Hillside SF Homes on VDOT Streets	\$175.00 per month
Single Family Homes on Private Street	\$137.00 per month
Courtyard/Hillside Homes on Private Street	\$201.00 per month
Town Homes	\$127.00 per month
Villa Town Homes	\$151.00 per month
Demott & Silver Town Homes	\$162.00 per month
Demott & Silver Condominiums	\$127.00 per month
Signature and Villages Condominiums	\$82.00 per month

If you have any questions regarding the budget or assessment levels, please contact the General Manager, Sarah Gerstein, or address the Board of Directors during the next monthly Board Meeting, scheduled for Tuesday, December 10, 2024, at 6:00 PM. This meeting will be held virtually via Zoom; please visit the association's website for connection details.

We remain committed to delivering excellent service to our residents throughout 2025 and beyond. Wishing you and your families a safe and joyful holiday season and a happy New Year!

The 2024-2025 Board of Directors
Broadlands Association, Inc.

2025 GENERAL EXPENSES BUDGET OVERVIEW



21907 Claiborne Parkway • Broadlands, Virginia 20148 • 703-729-9704 • info@broadlandshoa.com

Broadlands Association, Inc. 2025 Proposed Budget

INCOME

Common Expense Assessments	\$3,429,978
Single Family Detached Trash Assessments	\$676,164
Single Family Detached Private Street Assessments	\$117,312
Courtyard Home Lawn Maintenance Assessments	\$277,248
Townhouse/D&S Condo CA Grounds, Trash, Private Street Assessments	\$766,665
Villa Home Lawn Maintenance Assessments	\$7,488
Demott & Silver Town Home Lawn Maintenance Assessments	\$35,035
Class E (Multi-Family Apartments) Assessments	\$383,088
Members Equity	\$5,892
Interest Income	\$157,591
Miscellaneous	\$1,000
Newsletter Advertising	\$54,000
Violation and Mowing Fees	\$6,300
Late/Demand Letter Fees	\$11,340
Legal Fee Reimbursement	\$6,000
Recreation Income	\$96,250
Resale Fee Income	\$15,860
Community Center Rental	\$18,000
GRAND TOTAL INCOME	<u>\$6,065,211</u>

EXPENSES

Administrative

Financial Management Contract	\$91,989
Collection Costs	\$13,680
Insurance Policy	\$101,222
Audit/Tax Return Preparation	\$15,000
Income Taxes	\$7,000
Legal Fees General	\$5,000
Legal Fees Collection Activity	\$26,400
Printing & Copying	\$16,340
Postage Related Expenses	\$16,900
Office Supplies/Equipment/Furniture	\$12,000
Computer Software, Maintenance, and Licenses	\$39,379
Member Services Software	\$26,636
Coupons and Payment Processing	\$13,340
Bad Debt	\$4,000
Board Meeting Minutes	\$2,860
Vehicle Expenses	\$3,910

Miscellaneous Administrative	\$9,325
Total Administrative Expenses	\$404,981

Committees and Community Programs

Events Committee	\$50,000
Broadlands Live Concert Series	\$15,000
Community Outreach	\$7,000
Newsletter Printing and Mailing	\$90,000
Programming and Communication Support	\$97,932
Volunteer Expenses	\$10,000
Technology Committee	\$3,500
Total Committee and Community Programs	\$273,432

Personnel

Salaries	\$758,033
Payroll Taxes	\$67,114
Employee Insurance	\$51,868
Retirement Program	\$22,088
Staff Membership Fees, Education & Training	\$13,000
Mileage/Cell Reimbursement	\$5,400
Payroll Processing Fee	\$7,800
Total Personnel	\$925,303
TOTAL ADMIN, PROGRAMS & PERSONNEL	<u>\$1,603,716</u>

OPERATING EXPENSES

Community Buildings

Community Building Gas	\$7,000
Community Building Electric	\$5,000
Community Building Water & Sewer	\$2,500
Community Building Cable and Phones	\$8,940
Community Buildings Cleaning	\$26,540
Community Building Maintenance & Repair	\$8,000
Community Building Snow Plowing & Sidewalk Clearing	\$7,000
Community Building Fire Systems	\$6,000
Total Community Buildings	\$70,980

Common Area

Grounds Maintenance Common Area Contract	\$782,883
Grounds Maintenance Common Area Non Contract	\$115,000
Sidewalk/Trail/Stone House Snow Clearing	\$25,000
Watering Services	\$40,000
Common Area Electricity	\$25,000

Lighting Maintenance	\$47,000
Tree Care	\$200,000
Pet Waste Station Service, Supplies, Installation	\$48,580
Pond Maintenance	\$19,500
Pond Electricity	\$2,640
Security Cameras	\$16,378
General Maintenance/Casual Labor	\$15,000
Common Area Reserves	\$600,000
Total Common Area	\$1,936,982

Recreation

Pool Management	\$368,000
Pool Electricity	\$23,000
Pool Water & Sewer	\$25,000
Pool Phones/Internet	\$7,520
Pool Supplies	\$18,000
Pool Fire Sprinkler System Maintenance & Repair	\$4,000
Pool and Fitness Software/Passes	\$3,600
Fitness Equipment Service	\$5,000
Pool Repair and Operation	\$45,000
Pool Parties	\$4,500
Tot Lots, Trail Amenities Repair & Maintenance	\$45,000
Recreation Court Repair & Maintenance	\$25,000
Total Recreation	\$573,620

TOTAL OPERATING EXPENSES	<u>\$2,581,582</u>
GRAND TOTAL COMMON EXPENSES	<u>\$4,185,298</u>

LIMITED COMMON AREA EXPENSES

Single Family Detached Expense

Single Family Trash Removal	\$676,164
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Single Family Private Street Expense

Single Family Private Streets Snow Plowing	\$19,220
Single Family Private Street Reserves	\$98,093
Single Family Private Street Expense	\$117,313

Courtyard Home Expense

Courtyard Homes Grounds Maintenance	\$277,248
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Townhouse Expense

Townhouse/Condo Trash Removal	\$363,906
Townhouse Grounds Maintenance	\$133,855
Townhouse Snow Plowing	\$69,746
Townhouse Private Street Reserves	\$199,158
Total Townhouse Expenses	\$766,665

Villa Home Expense

Villa Town Homes Grounds Maintenance	\$7,488
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Demott & Silver TH Expense

Demott & Silver TH Private Yard Maintenance	\$35,035
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GRAND TOTAL ALL EXPENSES	<u>\$6,065,211</u>
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GRAND TOTAL INCOME	<u>\$6,065,211</u>
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NET INCOME (LOSS)	<u>\$0</u>
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REPLACEMENT RESERVE STATEMENT

In accordance with the Virginia Property Owners Association Act, Broadlands Association, Inc. is funding its reserve account at or above the levels recommended in the 2024 Replacement Reserve Study completed by SmartProperty. As of January 1, 2025, the association is projected to hold a combined \$4,108,289 in reserve accounts for common areas and private roads. Broadlands has budgeted 2025 reserve allocations to be in line with the Reserve Study recommendations of funding the reserves at a combined total of \$897,250 annually. The Reserve Study identified 433 items that will require periodic replacement over 40 years that are to be funded from Replacement Reserves and uses the cash flow funding method. Reserve contributions are made monthly and are administered by an independent financial advisor who distributes funds into laddered Certificate of Deposits in accordance with FDIC laws. There is sufficient cash in the accounts to cover the current funding requirement outlined by the study.

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. *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.

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 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 Friday mornings at 7:30am, and online once a month Mondays at 8:00pm. Please contact Becky for more information at 505-225-2451.

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.





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DECEMBER 2024 • OUR NECK OF THE WOODS • PAGE 21

Christmas Tree Safety



As you deck the halls this holiday season, be fire smart. A small fire that spreads to a Christmas tree can grow large very quickly.



PICKING THE TREE

- Choose a tree with fresh, green needles that do not fall off when touched.



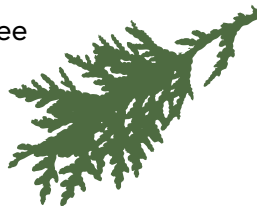
PLACING THE TREE

- Before placing the tree in the stand, cut 2" from the base of the trunk.
- Make sure the tree is at least three feet away from any heat source, like fireplaces, radiators, candles, heat vents or lights.
- Make sure the tree is not blocking an exit.
- Add water to the tree stand. Be sure to add water daily.



LIGHTING THE TREE

- Use lights that are listed by a qualified testing laboratory. Some lights are only for indoor or outdoor use.
- Replace any string of lights with worn or broken cords or loose bulb connections. Read manufacturer's instructions for number of light strands to connect.
- Never use lit candles to decorate the tree.
- Always turn off Christmas tree lights before leaving home or going to bed.



After Christmas

Get rid of the tree after Christmas or when it is dry. Dried-out trees are a fire danger and should not be left in the home or garage, or placed outside against the home.

Check with your local community to find a recycling program.

Bring outdoor electrical lights inside after the holidays to prevent hazards and make them last longer.

FACTS

- ! **Almost one third** of home Christmas tree fires are caused by electrical problems.
- ! Although Christmas tree fires are not common, when they do occur, they are more likely to be serious.
- ! A heat source too close to the tree causes more than **one in every five** of the fires.



Your Source for SAFETY Information

NFPA Public Education Division • 1 Batterymarch Park, Quincy, MA 02169

Introducing Broadlands' Worst Invasive Vine Invaders!

Submitted By: Jennifer Crane, Conservation Landscaping Committee Chair

We love our trees here in Broadlands. They give us the vibrant yellow of hickories in the fall, magenta Redbud blooms in spring, and sweet shade on our trails in the blistering summer heat. Each tree is a vertical pollinator garden that supports hundreds of species and thousands of individual animals, many unique to each species of tree.

Unfortunately, over 1,500 trees in Broadlands are at risk from invasive vines introduced from other parts of the world by the horticulture trade. Invasive species are plants and animals introduced from other ecosystems that harm plants and animals in their new home. These vines kill mature trees **and** prevent new trees from replacing dead trees. When an area loses its trees under these vines, it loses the birds, butterflies, and everything else that depends on its complex food chain interactions.

All these vines creep along the forest floor either from someone's yard or a seed (also from someone's yard) deposited by wildlife. When they find a tree, they begin to climb, weakening and eventually killing the tree by monopolizing nutrients, strangling (in the case of honeysuckle), and by their sheer weight. Small, young trees are particularly vulnerable.

The photos on the right side of the page are some of Broadlands' most damaging invasive vines from the top are: wintercreeper (*Euonymus fortunei*), Japanese honeysuckle (*Lonicera japonica*), English ivy (*Hedera helix*), and multiflora rose (*Rosa multiflora*).

The wintercreeper pictured on the upper left has been intentionally planted as a shrub next to someone's foundation. The tallest stem, on the far left side of the picture, has started to attach itself to the brick. Left unpruned, it will climb up those bricks as far as it can go, just as it does on a tree.

Winter is a great time to manage these vines since they stand out with their evergreen leaves. If you have questions about the plants in your yard and surrounding common areas and want advice on how to remove them, email BroadlandsWildlifeHabitats@gmail.com.



What's choking our trees?

Donut Sunday Program Art Contest at Saint Theresa

Art Contest | Drawing of Jesus

Drawing must be completed by December 6th and dropped off at Saint Theresa Parish Office 21370 St Theresa Lane, Ashburn, VA 20147
Parish Office Hours: M-F: 9:30am-3:30pm (closed for lunch 12-1)

Rules:

8 ½ x 11 Sheet | Name & age and parent contact on back

Must be a hand drawn picture of Jesus | Only 1 submission per person

Age Groups:

up to 5 years old ; 6 – 10 years old; 11 – 15 years old ; 16 – 24 years old; 25 – 44 years old; 45 and over

Winners will be announced on December 15th by email.

All drawings will be available for pickup on December 16th.

Angela Haberland will contact you by email.

(6) 1st Place Awards | Winners will get a trophy and a \$25 gift card

Questions? Contact: Angela Haberland at
angela.haberland@gmail.com | 703.407.1204



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Herndon

703-471-0050

Clinton

301-868-6731

Manassas

703-330-9601

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Ashburn Volunteer Fire and Rescue News

- **Christmas Tree Sales:** ongoing until the trees are gone. Go to www.ashburnfirerescue.org/go/trees.
- **Santa's Ride through Ashburn** - December 7th. This year's Santa Ride will occur at 5:00pm on Saturday, December 7th, from Station 6 in Ashburn. Santa will be making a special stop at the Ashburn Village Sports Pavilion. Please keep in mind that the schedule is weather-dependent. If weather conditions force a cancellation, we will try to reschedule.

Final decisions regarding cancellations or changes will be made one hour before the run and posted on AVFRD's social media pages to help families plan accordingly. We look forward to sharing the holiday spirit and hope to see you there!

Route maps for each night can be viewed by visiting our website below:

<https://ashburnfirerescue.org/news-events/santa-parade/>

- **Breakfast with Santa** - December 8th, 8:00am-12:00pm. Enjoy a delicious breakfast and a visit with Santa!

Start your day with a delicious stack of pancakes, scrambled eggs, bacon, sausage, hash browns, juice, tea, and coffee. Afterwards, stop by and see Santa! Tickets are available at the door.

Prices: Adult & Children 12+ - \$12, Adult 62+ - \$10, Child (3-11) - \$6 - Under 3 are FREE

For more info visit: www.ashburnfirerescue.org/events/

Join our Instagram community: @avfrd

Follow us on Facebook: www.facebook.com/AVFRD/

- **Interested in becoming a volunteer?** Learn more about becoming a volunteer. Members receive complimentary training, uniforms, personal protective gear, tax savings, retirement benefits, and more! For details, visit www.joinavfrd.com and check out our online eBook to explore volunteer opportunities.

Protecting Your Digital Nest Egg: What You Need to Know About Cryptocurrency Scams

Submitted by: LCSO

Law enforcement agencies across the country are seeing a dramatic rise in cryptocurrency-related scams targeting unsuspecting individuals. Loudoun County is not exempt, and approximately 25% of cases investigated by the Financial and Cybercrime Unit of the Loudoun County Sheriff's Office (LCSO) involve cryptocurrency.



One particularly deceptive scheme that has been on the rise is known as "pig-butchering". This unfolds when a scammer initiates contact through social media or messaging apps, often posing as a potential romantic interest or friendly stranger. The initial conversation often starts with a "wrong number" comment. Over weeks or months, the scammer builds trust with the victim. The scammer then introduces the idea of a lucrative cryptocurrency investment opportunity. They direct the victim to a fraudulent investment platform that appears legitimate, and after the victim invests a significant amount, the scammer disappears with the funds. As the victim is persuaded to invest more and more money, the scammer may allow the victim to make one or more small withdrawals to build trust and appear legitimate.

Unfortunately, this scam has resulted in devastating results for individuals across Loudoun County, with losses ranging from thousands to hundreds of thousands of dollars, or more.

Time is of the essence if you believe you have been the victim of a cryptocurrency scam, as cryptocurrency transactions are nearly instantaneous and often irreversible. Contact the LCSO immediately and ask for help. The sooner you report, the better chance we have to track the perpetrators and recover your assets.

You can also protect yourself from cryptocurrency scams by being wary of unsolicited investment advice, especially from individuals you've only met online. Always verify the legitimacy of any investment opportunity through official channels, use only reputable, regulated cryptocurrency exchanges, and never share your cryptocurrency wallet's private keys with anyone.

In the world of cryptocurrency, vigilance is your best defense. By staying informed and cautious, you can protect your digital nest egg from falling into the wrong hands.

The Story of Two Goats and Your Vote: How to Manage Yourself After the Election

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

Once upon a time, in a certain forest, there lived a Black Goat and a White Goat. One day, as fate would have it, they both needed to cross a narrow bridge. Unfortunately, the bridge was so narrow that it only had enough space for one goat to cross at a time.

The Black Goat arrived on one side of the bridge, while the White Goat approached from the other. Both goats were determined to cross first, and thus an argument ensued. Each goat was unwilling to yield to the other.

Despite their efforts, the dispute remained unresolved, and they ended up butting heads with each other. As a result, both goats tumbled off the bridge and into the stream below.

The moral of this Aesop's fable is to teach us the importance of cooperation and compromise in resolving conflicts; to yield by setting aside stubborn pride and anger during disagreements or difficult times. Had the goats in the story worked together, they could have found a resolution and crossed the river safely. Instead, their refusal to cooperate and compromise led to their mutual downfall.

In my opinion, this very old and simple story perfectly captures our country's current troubling ethos where being right is more important than getting along. As a psychologist in private practice, I've seen important relationships strained and even end due to political position and disagreement this election cycle. Unfortunately, for many, when it comes to today's main topics - the economy, abortion, immigration and the border, foreign policy, taxes, gun policy, healthcare, climate change - it seems that we've never been more divided as a Nation.

As we reflect on current challenges and divisions in our society, consider how this lesson might apply. In moments of disagreement - whether about personal, social, or national issues - approaching one another with humility, openness, and a willingness to listen can help bridge divides and create paths forward.

Here are a few practical steps to foster understanding and connection:

Celebrate With Respect - If the outcome of the presidential election aligns with the candidate you support, it's perfectly fine to enjoy the moment and victory. You're likely to feel gratified that the nation has chosen a leader who reflects your beliefs, values, and vision for the future of the United States. Embrace these moments of achievement or alignment, but avoid dismissing or belittling those who feel differently.

Work Toward Acceptance - If the outcome of the presidential election did not align with the candidate you support, you may be grappling with strong and difficult emotions. Accepting the outcome will be easier when you focus on self-care and when you turn to your friends and family for support. Keep things in perspective, and don't act like the country is ending and don't speak negatively or catastrophically about your future or the future of others. Remember in a democracy, there will always be losses and gains and there's always another election to come.

Listen, Understand, and Cultivate Humility - Instead of questioning and challenging the beliefs of others, turn inward to reflect on your own. I encourage you to find common ground on issues when you can. Be mindful that being open minded to others' perspectives and views can serve to help you grow and learn. So, instead of arguing with someone, listen carefully to what is being said and try to appreciate the counter viewpoint. Sharing your views on topics in a respectful manner will also help others to stretch themselves. Also, being kind and considerate can help bridge the divides and foster a more positive and collaborative environment.

Get Involved - Engage in community efforts or dialogues that promote shared goals and unity. Joining groups focused on constructive conversations can lead to meaningful change. You might consider joining the group *Building Bridges*, which brings people together with diverse political views to engage in structured and productive dialogue toward unity.

Get Help - If the election outcome proves to be too much to handle emotionally, entering counseling or psychotherapy for support and guidance may be a good thing to do. There are times in life for all of us when events can lead to problems such as depression, anxiety, increased alcohol or substance use, and it's not a moral flaw or weakness in those moments to seek out help.

So, for the next four years, do you want to be the goat on the bridge that falls due to hubris and a closed mind, or do you want to be the goat that crosses successfully by focusing on finding common ground and agreement with others?

I never considered a difference of opinion in politics, in religion, in philosophy, as a cause for withdrawing from a friend.

~Thomas Jefferson

Dog Owner Etiquette

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

AS A RESPONSIBLE DOG OWNER...

SCOOP THE POOP

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

CALM YOUR BARK

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

DON'T UNLEASH THE HOUNDS

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

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

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

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
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Snow Removal:

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

Southern Walk HOA – Verizon FiOs Gigabit Internet Contract:

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

PUBLIC INFORMATION

Animal Control/Shelter.....	703-777-0406
Building Permits & Dev.....	703-777-0220
County Landfill	703-771-5500
DMV (VA).....	800-435-5137
Health Department.....	703-777-0236
Library (Ashburn).....	703-737-8100
Loudoun Transit.....	703-771-5665
Loudoun Hospital	703-858-6000
Miss Utility.....	800-552-7001
Metro.....	202-637-7000
Parks and Recreation	703-777-0343
Loudoun County Commuter Services.....	703-771-5665
Road Conditions	800-367-7623
School Board.....	571-252-1000
Street Signs/Storm Drains.....	703-771-5666
VDOT	703-383-8368
Van Metre Homes	703-348-5800
Wildlife Hotline (local)	703-440-0800

SCHOOLS -BROADLANDS

Briar Woods High School.....	703-957-4400
Eagle Ridge Middle School.....	571-252-2140
Hillside Elementary School	571-252-2170
Mill Run Elementary School	571-252-2160

EARLY EDUCATION/TUTORING

MATH RESCUE 911:

We offer tutoring in Pre-algebra, Algebra I & II, Geometry, Trigonometry, Pre-Calculus, and Calculus. We also offer SAT and ACT prep. Tutor at your home or the library. May also do sessions on Zoom. Reasonable rates. Call or text Vincent Chu at (571) 379-3074; email is vchu_911@yahoo.com.

HOME 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.

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.

MARKETPLACE/PROFESSIONAL SERVICES

MARY KAY:

December Delights with Mary Kay! The holidays are here, and so are

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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.

PET CARE SERVICES

CAT SITTING BY BRAYDEN:

Broadlands tween offers cat sitting starting at \$10 per visit with flexible hours. Includes feeding, litter cleaning, and playing, plus text updates. A parent will supervise. Experience: cat owner & foster, and active volunteer at a rescue cattery. Email braycatsit@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. ADMINISTRATIVE OFFICE:

21907 Claiborne Parkway
Broadlands, Virginia 20148
Main: 703-729-9704
broadlandshoa.org

General Mailbox: 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 ♦ 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

Directors:

Andre Deazle ♦ 646-729-5973

Kay Dillon ♦ 703-405-4750

John Gallagher ♦ 703-927-6319

John Horner ♦ 703-723-2333

William Kolster ♦ 703-858-2459

Jason Pualoa ♦ 703-340-9828

COMMITTEES

Broadlands Live Concerts:

Jason Pualoa ♦ broadlandslive@broadlandshoa.com

Conservation Landscaping Committee:

Jennifer Crane ♦ 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 Sports: BroadlandsTennis@gmail.com

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BROADLANDS

Newsletter Advertising Rates and Sizes

COLOR DISPLAY ADS

Size & Location • Rates are per issue

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

	PRICE Month to Month	PRICE 6+ Months Prepaid Discount	PRICE 12+ Months Prepaid Discount
INSIDE PLACEMENTS:			
• 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 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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