

SEPTEMBER 2025

# BROADLANDS

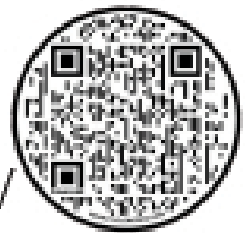
*Official Newsletter of the Broadlands Homeowners Association*



*Our Neck of the Woods*



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# BROADLANDS



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## Board of Directors Upcoming Virtual Meeting

**Tuesday, September 9th - 6:00pm**

### Board Meetings Information

Monthly meetings are generally held on the second Tuesday of the month at 6:00pm. Residents are welcome to observe the public portion of meetings and to address the Board during the 'Homeowner Forum' section of the meeting. Check website for login details.

## Board of Directors August 12th Virtual Meeting Highlights

- Approved the minutes of the July 8, 2025 Board Meeting
- Discussed a request for a gaga ball pit
- Discussed a request to prohibit gas powered leaf blowers
- Approved a proposal from Kastle Systems to upgrade security cameras and access control at the Clubhouse and Fitness Center
- Approved a proposal from Climatic for gas furnace replacement at the Clubhouse
- Approved hybrid meeting setup equipment, including purchasing the Owl Labs 4 Meeting Owl and a new laptop
- Denied a pool management contract addendum from High Sierra Pools
- Approved a paper shredding event proposal from Shred-It/Stericycle
- Approved a tennis court remediation proposal from Finley Asphalt & Concrete
- Approved a tennis court lighting pole base replacement proposal from LCS Property Services
- Approved a trail remediation proposal from Finley Asphalt & Concrete
- Denied an insufficient funds fee waiver request
- Denied a violation charges appeal request
- Held seventeen 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.*

# SEPTEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Labor Day HOA Offices Closed for Labor Day	2	3 Modification Subcommittee Meeting 7:00pm - Virtual	4	5 National Cheese Pizza Day Broadlands Live! 5:30 pm - HP	6 Read A Book Day Dog Swim 9:00 am - SB
7 National Beer Lovers Day	8 Star Trek Day	9 HOA Board Meeting 6:00pm - Virtual	10 Modification Subcommittee Submissions Due 12:00pm Newsletter Submissions Due - 12:00pm Events Committee Meeting 8:00pm - Virtual	11	12	13 Dog Swim 9:00 am - SB
14	15	16	17 Modification Subcommittee Meeting 7:00pm - Virtual	18 National Cheeseburger Day	19 International Talk like a Pirate Day	20 Oktoberfest (Start) Yard Sale 8:00am - around the neighborhood E-Recycle Event 10:00am - CC
21 International Day of Peace	22 Start of Fall (Autumnal Equinox) Southern Walk HOA Meeting 7:00pm - Virtual	23	24 Rosh Hashana (End) Modification Subcommittee Submissions Due 12:00pm	25 National Daughter's Day	26	27 National Chocolate Milk Day
28 National Son's Day	29 National Coffee Day Trivia Night 6:00pm - CC	30			 EQUAL HOUSING OPPORTUNITY	

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

## A Heartfelt Thank You to Our Community Stewards

As I was driving through the neighborhood the other day, I saw something that truly made me pause and reflect. A jogger was out for their evening run—not an unusual sight—but what stood out was that they were carrying a trash bag and a pickup stick. They weren't just exercising; they were actively cleaning up litter along the way. This wasn't the first time I've seen someone doing this, and every time I do, it fills me with a deep sense of appreciation.

These quiet acts of care and responsibility speak volumes about the kind of community we live in. It's easy to overlook small gestures, but they are often the most powerful. When residents take it upon themselves to help maintain the beauty of our shared spaces, it reinforces the values of pride, stewardship, and mutual respect that make our neighborhood special.

Of course, the Association has systems in place to manage litter and maintain cleanliness. Our landscaping contractors regularly pick up trash as they mow turf areas, and they also conduct targeted cleanups in woodlines and common areas. These efforts are essential and ongoing, but they can only go so far. The reality is that no matter how many resources we dedicate, keeping our community clean is a shared responsibility.

I'm sure you all still see litter scattered in places where it shouldn't be—on the medians, around the clubhouse parking lot, near the administrative office, on pool decks, tennis courts, and even left in plain sight on our outdoor patios. In most of these areas, trash cans are in close proximity. Whether it's left behind at facilities or tossed from passing vehicles, it's disheartening to observe. These are spaces we all use and enjoy, and when they're not treated with care, it affects everyone.

That's why seeing residents take initiative is so inspiring. It reminds me that we are not just a collection of homes—we are a community. And communities thrive when people look out

for one another and for the environment they share.

To those of you who have taken the time to pick up litter, even and especially if it wasn't yours—thank you. Your actions may seem small, but they have a big impact. You're setting an example for others, and you're helping to preserve the beauty and integrity of our neighborhood.

I encourage everyone to follow your lead. Whether it's picking up a stray wrapper, reminding a neighbor to dispose of waste properly, or simply being more mindful of how we treat our shared spaces—every little bit helps. Let's all take a moment to reflect on how we can contribute to the well-being of our community.

Together, we can ensure that our neighborhood remains a place we're all proud to call home.

### *Sarah*

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



# Managing Invasive Species in Broadlands: Tree of Heaven & Bermuda Grass

The Broadlands HOA is actively working to protect our natural areas by treating two highly invasive species: Tree of Heaven (*Ailanthus altissima*) and Bermuda Grass (*Cynodon dactylon*). These species pose serious threats to native ecosystems, infrastructure, and even agriculture.



## Tree of Heaven: A Host for Spotted Lanternflies

Tree of Heaven is a fast-growing, aggressive tree that spreads rapidly through seeds and root suckers. Simply cutting it down is not effective—in fact, doing so can make the problem worse. The root system responds to cutting by sending up multiple new shoots, often resulting in 10 or more new trees in place of the original.

Tree of Heaven is also a primary host for the invasive spotted lanternfly, a destructive pest that threatens local crops such as grapes, apples, and hardwoods. Controlling Tree of Heaven is a critical step in reducing the spread of this harmful insect.

To combat this, our team is using the hack and squirt method, a targeted approach where small cuts are made in the tree's bark and herbicide is applied directly into the wounds. This allows the chemical to penetrate the tree's vascular system and kill it from the inside out. You may spot dying trees in the community's common areas and wonder why they haven't been removed. Only after the poison has fully penetrated the entire root system should the tree be removed.

Potomac Tree and Shrub is actively monitoring treated trees for signs of die-back and removing them when appropriate. We expect to remove 250–300 trees per year as part of this ongoing effort.

## Bermuda Grass: Invasive and Rapidly Spreading

Bermuda grass is known for its aggressive spreading habit. It spreads both above ground through stolons (runners) and below ground through rhizomes, as well as by seed. This means it can quickly fill in bare spots and expand its territory in a lawn. While Bermuda Grass is commonly used in lawns

in warmer climates, it becomes invasive when it spreads



into our cooler climate grass blends and mulched beds. It forms dense mats that choke out our fescue-type grasses and is extremely difficult to eradicate due to its deep, resilient root system.

HLS is applying non-selective herbicides to target Bermuda Grass in affected areas and prevent further spread. You will spot many of these areas where the grass has turned yellow on the median islands along our main roadways.

## What to Expect

Residents may notice areas where trees and grass are dying back and turning yellow or brown—this is a normal and expected part of the treatment process. Attached are some photos to help you identify what treated areas look like, so you can identify intentional die-back.



## How You Can Help

- Avoid planting invasive species in your own landscaping.
- Report sightings of Tree of Heaven or Bermuda Grass in common areas to [info@broadlandshoa.com](mailto:info@broadlandshoa.com).
- Stay on trails and avoid disturbing treated areas while restoration is underway.



*Thank you for your support in helping us preserve Broadlands' natural beauty and ecological health.*

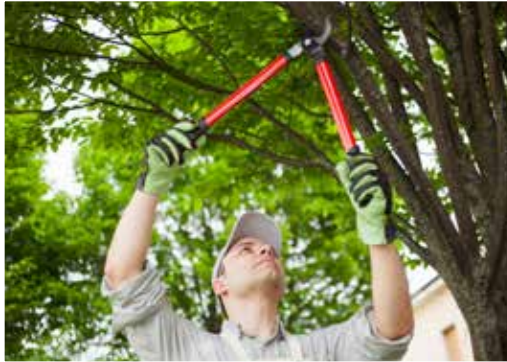


## Feeling Political?

Per Broadlands guidelines no more than three political campaign 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.

## Residents Must Apply for Tree Removal

It has been reported that tree companies are driving through Broadlands looking for trees to remove from resident properties claiming that their company was referenced on the HOA website as an approved company for executing tree removal. The HOA does



not endorse or give blanket approval for tree removal companies. Approval is required to remove any tree either dead or alive whose trunk measures 4" or more in diameter when measured at the height of 4' from the ground. Please review the guidelines at [broadlandshoa.org/design-guidelines](http://broadlandshoa.org/design-guidelines).

*Please be aware removing trees or underbrush from common areas is prohibited.*

## Recognize Our Courageous Veterans!

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

## Speed Limit Concerns

Speeding on residential streets has been an on-going concern in Broadlands. Please note that the maximum speed limit in residential communities is 25 MPH.



If you have speeding concerns, please contact the LCSO non-emergency number 703-777-1021 regarding speeding in your community.

## Notice to Southern Walk Residents:

Please be advised that Southern Walk operates as a separate HOA from Broadlands. Therefore, the Broadlands HOA staff is not equipped to address inquiries from Southern Walk residents regarding matters related to the Southern Walk HOA or Verizon services. For all telecommunications-related questions or issues, kindly reach out directly to FirstService Residential or Verizon.

For your convenience, here are the contact details provided by Southern Walk HOA management:

- **Verizon:** they are the only ones who can assist with your transition to retail services. Verizon Retail Center at 800-837-4966
- **FirstService Residential:** if owners have questions regarding their Southern Walk Assessment account, they may submit a request online to Resident Support Services (RSS) at <https://eastsupport.fsresidential.com/> or call the 24/7 Customer Care Team at 800-870-0010.
- **Connect Portal:** ensure contact information is up to date, view financial documents, governing documents and the meeting calendar. <https://southernwalk.connectresident.com/>
- **DO NOT contact Broadlands HOA:** the Broadlands HOA staff is not able to assist Southern Walk residents regarding the transition to Verizon Retail. Please direct your specific questions regarding internet services to Verizon and Southern Walk assessment concerns to FirstService Residential.

# E-Bike, Etc., Safety

Submitted by: Loudoun Sheriff's Office

*What to Know about Bikes, E-Bikes, Scooters, and More – Before You Ride*

*From bicycles and e-scooters to mopeds and dirt bikes, the ways we get around — and the rules that go with them — have changed. These devices are more accessible than ever, particularly for children and teenagers. However, whether it's a child riding around the neighborhood or an adult commuting to work, there are laws that apply, and failure to follow them could result in fines, criminal charges, or serious injury.*

Across Loudoun County, deputies are seeing more riders on motorized scooters, e-bikes, and electric toys, often unaware of the laws that govern them. Some of these devices aren't legal on sidewalks or roads. Others come with age or helmet requirements. And nearly all carry the risk of injury when used improperly.

If you or someone in your household is riding one, it's your responsibility to know what it is, how it works, where it's allowed, and how to ride safely.

## Bicycles and E-Bikes

A traditional bicycle is powered solely by human effort and is legally considered a vehicle when used on public roads. Riders must follow all traffic signs and road rules. Helmets are required for riders under 15, and bike lanes may be used where permitted.

Electric power-assisted bicycles (e-bikes) include a motor up to 750 watts and fall into one of three legal classes based on how the motor assists. Class 3 e-bikes, which can have motor assistance up to 28 MPH, require adult supervision for riders under 14 and may be restricted from sidewalks or trails. Riders must know their e-bike's class and comply with both local ordinances and the manufacturer's specifications. Tampering with or modifying the motor is not permitted.

## Mopeds, Dirt Bikes & Other Devices

A moped has three wheels or fewer, a seat at least 24 inches high, and a motor not exceeding 50cc or 1500 watts. Mopeds must be registered with the DMV and cannot exceed 35 MPH. If they do, they're classified as motorcycles under Virginia law. Helmets are required for all riders, and mopeds are not allowed in bike lanes.

Dirt bikes, gas-powered scooters, and all-terrain vehicles (ATVs) are designed for off-road use only and are not legal on public roads or trails. These may only be ridden on private property with written permission.

## Scooters, Toys & Personal Mobility Devices

This category includes motorized scooters,

hoverboards, powered skateboards, and electric ride-on toys. Riders under 14 must be supervised by an adult. Devices capable of exceeding 20 MPH are not permitted on public roads, sidewalks, or trails. Helmets are required for all riders under 15. These devices are designed for one rider only — carrying passengers is not allowed and can be unsafe.

## Shared Rules for Public Spaces

No matter the device, riders must follow the same basic rules in shared spaces:

- Yield to pedestrians when riding on sidewalks, crosswalks, or shared-use paths
- Give an audible signal before passing, such as a bell, horn, or verbal warning

And by Loudoun County ordinance, **helmets are required for anyone under 15** when riding a bicycle, e-bike, scooter, or similar motorized device on public roads, sidewalks, or trails.

## What Parents Should Know

Not all devices sold in stores or online are legal to use on public property. Before buying one for your child, take the time to research the laws and understand where it can be used. Helmets, supervision, and age restrictions aren't just recommendations — they're legal requirements.

Ask yourself: Would you allow your child to ride on a gasoline-powered vehicle in the same circumstances or environment? Just because a vehicle is electric does not mean it is any less powerful or dangerous than a traditional motorized vehicle.

Make safe riding non-negotiable, supervise youth riders, and ask questions if you're not sure whether something is legal.

## Learn More

Scan the QR code to learn more or visit [sheriff.loudoun.gov/ebikesafety](http://sheriff.loudoun.gov/ebikesafety)

Questions? Call the LCSO non-emergency line at 703-777-1021

We all share the road — let's keep it safe for everyone. Thank you for doing your part!



# Van Metre Presents Free Concert Series

Hillside Park 🎵 43051 Waxpool Road  
 ✨ August 1st & September 5th - 5:30-9:00pm ✨  
 October 3rd - 5:30-8:00pm



2025  
LINE UP

## AUGUST 1st

5:30 - DJ Frostbite

6:45 - Scott Kurt & Memphis 59

A unique brand of country music blended with old school outlaw grit with elements of guitar-driven rock.

## SEPTEMBER 5th

5:30 - DJ Frostbite

6:45 - KleptoRadio

KleptoRadio celebrates music by bringing everyone together with classic hits and timeless favorites.

## OCTOBER 3rd

5:30 - The Reflex

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

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

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

PRESENTING SPONSOR

# Van Metre

SILVER SPONSOR



BYOB, but no glass permitted. Alcohol must be consumed in the beer garden.  
 Must be 21 years of age to consume alcohol - 100% ID check

This event is for Broadlands residents and their guests.

NO PETS ALLOWED | NO SOLICITING

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## 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.

## First Day of School Photos

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

Send them in for publication in Our Neck of the Woods, Broadlands HOA's official newsletter. *Please email photos to [newsletter@broadlandshoa.com](mailto:newsletter@broadlandshoa.com) by close of business, 5:00pm, Wednesday, September 10th.* We look forward to receiving photos of all our young residents' to show off in the October newsletter!

## Invasive Plant Species Management Program Information Session

Loudoun County Government, the Loudoun Soil and Water Conservation District and the Loudoun Invasive Removal Alliance are partnering to provide information about the county's Invasive Plant Species Management Program. There is an informational meeting in September to provide an overview of the program and how to prepare for the application process opening this fall.

- **Tuesday, September 9th, 2025, 6:00pm-8:00pm at Bluemont Vineyard located at 18755 Foggy Bottom Road in Bluemont**

The program aims to promote awareness of and removal of non-native invasive plant species that are negatively impacting the local economy and ecosystems. Visit [visitloudoun.gov/InvasivePlants](http://visitloudoun.gov/InvasivePlants) for more information.

## 3rd-5th Grader Halloween Party

We invite you to our annual 3rd-5th Grader Halloween Party on October 17th from 6:00pm to 8:00pm at the Community Center located at 43004 Waxpool Road. There will be food and drinks, a DJ, Photobooth, games, and bouncy houses! Join us for an evening of fun. Registration is required - please register your child(ren) and sign up to volunteer at [broadlandshoa.org/kids-halloween-party](http://broadlandshoa.org/kids-halloween-party). Parents are not permitted to attend unless they have signed up to volunteer. We look forward to seeing you there!

## Halloween Parade

Mark your calendars for our Halloween Parade and Contest on Sunday, October 26th from 12:00pm-2:00pm at the HOA Administrative Office, 21907 Claiborne Parkway. This event will feature activities for different age groups, including a bouncy house and a DJ. Join us and show off your favorite costume during our contest for a chance to win a prize.

## Broadlands Annual Holiday Market

Broadlands Annual Holiday Market is Seeking Vendors at Broadlands Annual Craft Fair. *The Holiday Market takes place on Saturday, December 6th, 2025* 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! The market is scheduled from 11:00am - 3:00pm in the Broadlands HOA Administrative Office parking lot. Register at [firstserviceresidential.myeventscenter.com/broadlands](http://firstserviceresidential.myeventscenter.com/broadlands). *Registration opens on September 1st.* Please email our Events Manager, Crystal Boswell at [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/Bulk 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.*

# 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
August 27th .....	September 3rd
September 10th .....	September 17th
September 24th .....	October 1st
October 8th .....	October 15th
November 12th .....	November 19th

*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).



## Covenants Corner - September Inspections

We hope everyone enjoyed a wonderful summer! As we welcome the cooler weather of autumn, we would like to inform you about our ongoing inspections for September.

This month, our inspections will continue to focus on lawns and the presence of weeds in flower beds and walkways. Keeping our community clean and well-maintained is a collective effort, and we appreciate everyone's cooperation.

Additionally, we will be re-inspecting maintenance violations identified earlier, such as mildew on siding, to ensure these issues have been addressed.

Need Assistance? If you have any questions or require an extension regarding any violations cited during these inspections, please do not hesitate to reach out to us. We are here to ensure a smooth inspection process.

Lastly, as schools reopen and classes begin, we remind all residents to be mindful of where they park and how they drive in school zones. It is important to obey all traffic rules. Please avoid blocking intersections, turning lanes, and crosswalks, as doing so can worsen traffic flow and put pedestrians in danger. Be mindful of your speed when driving in school zones or neighborhoods. Obey pedestrian signals and yield, as students may be walking or biking to school. Always stop for buses loading or unloading students; they use red lights and stop signs for safety.

Thank you for helping us maintain the beauty and charm of our community. Stay safe out there.

Suzan Rodano

**Covenants Manager**

## HOME CHECKLIST

### Clean and Keep Free of Mildew/Build-Up:

- ☐ Siding
- ☐ Basement walk-ups and surrounding areas
- ☐ Front stairs and sidewalks
- ☐ Decks, fences, sheds

### Damaged Exterior Trim/Rotting Wood

- ☐ Trim around doors, windows, garage & corners
- ☐ Roof line (fascia and rake boards) trim and wrap
- ☐ Soffits are properly secured
- ☐ Windows (dormer, bay, etc.)
- ☐ Bump-out areas
- ☐ Porches, decks, sheds
- ☐ Mailbox post

### Fresh Coat of Paint/Stain

*A fresh coat should be uniform and consistent in appearance.*

*Application is required for color changes or new stains.*

- ☐ Trim (exterior trim should have a consistent color throughout)
- ☐ Shutters, front doors, railings
- ☐ Fences, sheds, trash enclosures
- ☐ Mailbox post

### Repair & Replace

- ☐ Falling/damaged lattice on decks and fences
- ☐ Fence/gate repairs such as warped, cracked, missing, and peeled (splintered) boards, including top rails

### Home Exterior

- ☐ Missing shutters
- ☐ Loose siding or wrapped trim
- ☐ Crooked, missing, and broken light fixtures
- ☐ Damaged mailboxes (i.e. rusted, missing flags)
- ☐ Trash and recycling containers stored out of sight
- ☐ Garage doors in good condition (i.e. no dents/broken panels)

### Landscaping

- ☐ Neat appearance of the lawn, free of weeds, and edged
- ☐ Landscape beds free of weeds, fresh mulch applied (no red)
- ☐ Bags of mulch, dirt, etc. properly stored out of view
- ☐ Remove dead bushes and trees (may need approval)

### Exterior Modifications

*The following items require approval from the Modifications Subcommittee before starting these projects. This list includes common projects but is **not a complete list** of all projects needing approval:*

- ☐ Decks, fences, sheds, trash enclosures
- ☐ Paint/stain color changes
- ☐ Addition of storm/screen doors
- ☐ Play equipment, including trampolines and basketball goals
- ☐ Changes to light fixtures – if style/color/size are not the same as the originally installed fixtures
- ☐ Patios, walkways, retaining walls, pools
- ☐ Addition of lattice/privacy screens and change in building materials

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1

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Start by eliminating weeds and invasive grasses. This clears the way for healthy turf to take root without competition.

2

### Aerate, Seed and Feed the Lawn

Aeration opens up the soil so your lawn can breathe and absorb nutrients. Then we seed with Blue Tag Certified tall fescue, the highest rated seed blend in our region. We then feed with a slow release starter fertilizer

3

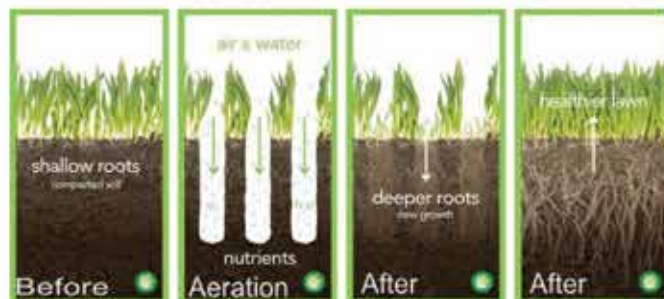
### Start NuLeaf's Annual Lawn Care Program

Ongoing professional treatments keep your lawn thick, green and weed free all season long.



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## BENEFITS OF LAWN AERATION



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\*lawn program, new customers only



**\$7 per dog per time slot. One time slot per resident.**

#### Time Slots

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

# DOG SWIM

**SEPTEMBER 6<sup>TH</sup> & 13<sup>TH</sup> 9AM-12PM RAIN OR SHINE  
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Sign your dog up for one slot per day and print out your waiver at:  
[firstserviceresidential.myeventscenter.com/event/111164](http://firstserviceresidential.myeventscenter.com/event/111164)

Sign up closes at 12:00 PM on a Wednesday, Sept. 3rd & Sept. 10th

#### Dogs must be:

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

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

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

Kiddie / Wading pool open for smaller breeds.

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

Veterinary staff from Stream Valley Vet Hospital or Caring Hands will be onsite.

**Broadlands residents only**

These events are a partnership between Broadlands HOA, Stream Valley Vet Hospital and Caring Hands Animal Hospital.

**BROADLANDS**



# Ross Svenson for School Board

Submitted By: Ross Svenson

I'm Ross Svenson, a proud former Loudoun County Public Schools student and a new parent of a nine-month-old future LCPS student. I'm running to represent the Broadlands community on the Loudoun County School Board to support the next generation of students, families, and educators.

My family moved to Broadlands when I was five years old, excited by the growing community of young families and new schools. When Hillside Elementary School opened in 1998, I was part of the first class of first graders. My teachers at Hillside, and later at Eagle Ridge Middle School, fostered my passion for learning and an early interest in public service. An active member of the community in my teen and early adult years, I coached children of all ages with the Broadlands Piranhas Swim Team for seven seasons. (Go Piranhas!)

The excellent "new" schools I attended as a kid are now some of the best public schools in the country, providing Loudoun's kids a world-class education. When my wife, Marlou, and I were thinking about where to raise our growing family, Broadlands was at the top of our list because of the amazing public schools. We want our son to enjoy the kind of high-quality education I received in Loudoun.

As a member of the Loudoun County School Board, I will do everything I can to foster a first-rate educational experience for LCPS students like my son. To me, that means ensuring students of all backgrounds and aspirations have an education that provides various pathways to pursuing the American Dream after graduation. I will work to strengthen LCPS' cutting-edge STEM academies and special programs, expand academically rigorous offerings for students interested in the arts and social sciences, and prioritize resources for career and technical education, including the new Transition Center serving students with disabilities.

I support a holistic, evidence-based approach to education and student wellbeing. As a member of the School Board, I will champion academic excellence and endeavor to make our schools places where all students feel safe, seen, and respected. Of course, our schools are only as strong as our educators. To retain our excellent educators and recruit new talent, I support competitive pay and benefits, as well as sustainable working conditions.



To accomplish these goals, I will draw on my experiences as a legislative aide for Senator Mark Warner working to secure federal funding for public education, as a Harvard Law School student supporting litigation to protect voting rights, and as an attorney representing clients in complex litigation where the stakes are at their highest.

In this campaign, I am proud to have earned the support of community organizations like the Loudoun Education Association and the Loudoun Democrats, as well as local leaders like Congressman Suhas Subramanyam, Senator Kannan Srinivasan, Delegate David Reid, Supervisor Sylvia Glass, and our current School Board Member Linda Deans, Ph.D.

I would be so grateful to earn your vote to serve on the Loudoun County School Board. Early voting begins Friday, September 19, and Election Day is on Tuesday, November 4.

To learn more about my campaign, including how to support our efforts, please visit [www.svensonforschoolboard.com](http://www.svensonforschoolboard.com), or follow along on Facebook and Instagram via @svensonforschoolboard.

# Samuel Yan for School Board

Submitted By: Samuel Yan

I am running for the school board because my passion is education. I believe in the promise of America that all who apply themselves can achieve success.

As a young university teacher in China, I attended the pro-democracy protests that led to the massacre at Tiananmen Square in 1989. I was investigated by the authorities, and I was forbidden to resume teaching. I was able to escape China with nothing more than a plane ticket and a \$100 bill. I came to the United States and obtained my PhD from Kansas State University.

One of the proudest days in my life was the day I took the oath to become a citizen of the United States of America.

My new American career employed me at Los Alamos National Laboratory and later in the semiconductor industry. I am now an IT professional for a government contracting company. I have lived in Ashburn for 25 years. And with my wife, I have raised three children who attended Loudoun County Public Schools.

When my oldest son was denied admission to elite Ivy League universities despite high grades and superior SAT scores, I discovered that Asian American students had long faced discrimination in college admissions.

I took on Harvard and other elite colleges for their discriminatory admissions policies. This resulted in the 2023 landmark Supreme Court decision that ruled race-conscious admissions programs are unconstitutional.

I will work each day to do what is best for students; to eliminate barriers to opportunity, reward excellence in teaching and learning, listen to parents, and ensure every student has a chance to live their dreams.

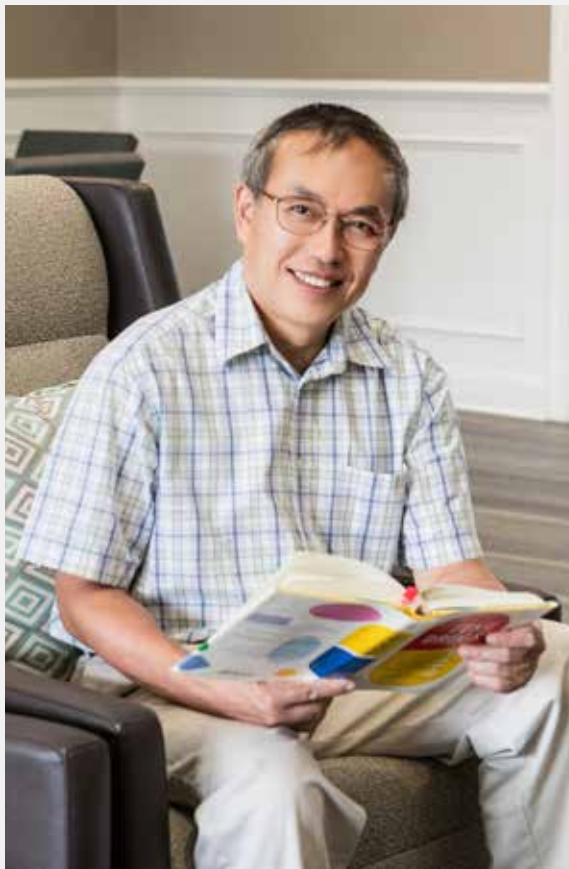
*That is my pledge to you.*

## I believe

- Success in education, as in life, should be measured by one's character, hard work, and merit. Policies that divide us by race or ethnicity are a distraction to learning.

- We must prepare students for higher learning or meaningful work upon graduation. Build LCPS into a STEM powerhouse and expand technical education into trade school pathways.

- Excellence in teaching and learning is to be recognized and rewarded. Grade inflation and test retakes discourage excellence and hinder preparation for a competitive world.



- We must ensure that schools are safe places to teach and learn.

- Mental health awareness should be prioritized so that issues such as anxiety, loneliness, depression, stress, and bullying are dealt with proactively.

- Allowing boys and girls into each other's intimate spaces is not safe, nor is it reasonable.

- Placing boys in girls' sports is not fair, nor is contact sports if it is safe. It is contrary to the intent of Title IX which is to create equal opportunity for women in sports.

- We should remove unnecessary administrative burdens on teachers so that they have the time and freedom to focus on classroom instruction and helping students.

- Parental involvement is a key to educational success. This begins at home with encouragement and must continue at school in partnership with teachers and administrators. For more information, visit [sam4broadrun.com](http://sam4broadrun.com).

BROADLANDS

## E-RECYCLING EVENT



SEPTEMBER 27TH  
10AM–2PM  
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PARKING LOT  
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\$10 PER CAR PAID ON SITE—CREDIT CARDS ONLY  
BROADLANDS RESIDENTS ONLY—ID'S CHECKED

## ACCEPT

- ✓ Computers & Laptops (Computer hard drives will be destroyed off site. The contractor will provide a destruction certification list to the HOA.)
- ✓ LCD/Computer Monitors up to 32 inches
- ✓ Printers
- ✓ General Electronics such as cords, cell phones, gaming consoles, audio/video equipment

CANNOT ACCEPT

- ✗ Flat Screen or Tube TV's
- ✗ Fluorescent bulbs
- ✗ Household batteries (AA, AAA, C, D, etc.)
- ✗ Smoke alarms/thermostats

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## Community Events Survey

As we prepare for an exciting 2026, the Events Management Team is diligently planning a variety of engaging activities for our residents. Community-organized events thrive on the help and contributions of residents. We value our volunteers and without your support, we may have to offer fewer events or hire additional staff to manage them. We kindly ask residents to take a brief survey that will take less than 5 minutes to complete. You may access the survey at [broadlandshoa.org/events-survey](http://broadlandshoa.org/events-survey) or by scanning the QR code.

**Please submit your responses by October 1st, 2025.** Your feedback is crucial in helping us create the best possible event experience for our community. Thank you for your support!





**8am-4pm**  
Brackets for all levels!  
Competitive &  
Casual players welcome!

**Saturday, October 11th**  
**Fundraiser Tournament**  
Windmill Courts  
Ashburn, VA

Food trucks!  
Prizes!  
Fun for everyone!

**Register today!**



bit.ly/WLPC25

We're seeking Sponsors!  
Email: [jennifer@wellnessloudoun.org](mailto:jennifer@wellnessloudoun.org)

Event proceeds will help grow Wellness Loudoun's mental health support programs for the community





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## VDOT Reminds Motorists to Focus on Safety Around Schools and Buses

**Submitted By: VDOT/Virginia Department of Transportation**

*Be patient and attentive on the roads to keep students safe as they return to school*

With more than one million Virginia students headed back to school this month, the Virginia Department of Transportation (VDOT) is calling on everyone to be cautious around school buses and in school zones to keep all road users safe and avoid costly fines and tickets. Students will be commuting to school on foot, by bicycle, by school bus, or by private vehicle.

School buses are the safest way for students to get to and from school, according to the National Highway Traffic Safety Administration. However, when walking to and from the bus and while buses are loading and unloading students, they become vulnerable to injury. It is important for motorists to be patient and attentive around school buses and in school zones. Children are smaller and harder for motorists to see.

In Virginia, it is illegal to pass a stopped school bus with flashing red lights and an extended stop sign. This means the bus is picking up or dropping off students. All motorists must stop, whether they are approaching from the front in an opposite lane or overtaking it from the rear. Motorists are not required to stop if a school bus is on the opposite side of a median or barrier, but drivers should be prepared for students exiting the school bus and crossing into their lanes.

Additionally, some local governments are placing safety cameras to monitor speed in school zones. The cameras, not installed by VDOT, are intended to slow down drivers in school zones during certain hours of the day, and violators can be subject to fines.

### Here are some tips for drivers:

- School buses make frequent stops, so be patient, slow down, and be prepared to stop.
- Yellow lights mean the bus is going to stop, so slow down. Remain stopped when lights are flashing red.
- Look for students at bus stops and those walking to and from bus stops. Stay alert for students arriving late for the bus, as they may dart into the street without looking for traffic.
- Watch carefully for students in the morning and afternoon, especially when in the vicinity of school buildings.
- Don't drive distracted. Never use electronic devices while driving, and be sure to actively focus on the road and your surroundings.

It is also important for parents and guardians to encourage safety.

### Here are some tips to go over:

- Get to the bus stop early. Aim to get to the bus stop at least five minutes before the bus is scheduled to arrive so you aren't rushing.
- While waiting for the bus, maintain a safe distance from the street. Take at least five giant steps back from the curb.

- Use sidewalks when possible. If there is no sidewalk, walk on the left side of the street facing traffic.
- Cross the street at intersections or marked crosswalks. Look left, right and left again before proceeding.
- Always obey crossing guards and pedestrian signals.
- Look for traffic when stepping off a bus to ensure no cars are coming.
- When walking, focus on the road and listen for traffic. Limit the use and volume of electronic devices.

## Another Wellness Dimension

**Submitted By: Aimee Taylor**

We've lived in Broadlands for over 20 years now, long before the traffic lights appeared at the intersection of Broadlands Boulevard and Claiborne Parkway.

Like many 'long-timers,' we remember the excitement as the area grew. We stood in line with neighbors at the new—and only—ice cream place in the neighborhood, Maggie Moos. We thought Broadlands was officially on the map when we got our first fast food place, Wendy's, and the HOA forum was filled with folks beside themselves when the new Dunkin' Donuts was announced.

For the sake of our waistlines and cholesterol levels, let's move away from donuts, ice cream and Baconators. In my opinion, the opening of Loudoun County's newest facility, the Ashburn Recreation Center, tops them all as a wonderful amenity conveniently located in our own backyard. And it's a bonus that my waistline and cholesterol are benefiting from walking on the beautiful nature trails around the neighborhood to get there.

While the new rec center is generating a lot of excitement and will be great for our physical wellbeing, there's another new facility opening up just 1.5 miles from our neighborhood that focuses on mental health.

Wellness Loudoun officially launches on October 11th, the day after World Mental Health Day. The nonprofit is now up and running, offering low- and no-cost classes, events, and support groups. The group's vision is to have a community where no one struggles alone, and everyone has the support they need to heal and thrive. For now events are being held at Crossroads UMC (corner of Windmill/Crossroads and Ashburn Farm Parkway) until their adjacent 5,000 square foot facility is built. In addition, they are holding a Depression-Bipolar support group, art expression classes, yoga and a variety of lunch and learns. The site has two counselors seeing patients, and is also preparing to kick off their Bridging the Gap program, which steps in to offer support while individuals are on a waitlist for mental health services.

As our community continues to grow, it's great to see facilities that support both physical and mental health. To find out more about Wellness Loudoun, please visit [wellnessloudoun.org](http://wellnessloudoun.org).

## Tennis & Pickleball News

### An Update from the Director of Broadlands Tennis, Alex Angiolillo, Blue Chip Tennis

You may have seen me teaching at the Claiborne Parkway Courts early in the morning or at the Stonehouse Courts for pickleball. Since joining Blue Chip in April, I have been enthusiastic about enhancing and expanding the current program offerings at Blue Chip. My goal is to develop the racquets program in Broadlands to its fullest potential. Alongside the Director of Pickleball, Fred Taylor, and staff professional Mo Rashad, I believe we have a fantastic team dedicated to providing high-quality programming for everyone in Loudoun County. As I continue to connect with community members, the weekly summer camps have provided a fun and supportive environment for juniors to improve their tennis skills while fostering camaraderie. Participation in junior racquet programming has been steadily increasing, and I look forward to meeting more students and growing the programs as the fall season begins with the start of school.

Our summer pickleball leagues have been very successful and remain popular due to high demand. We have also added more pickleball and tennis clinics, such as Beginner Ladies Tennis, Men's/Women's & Mixed Morning Workouts, Intro To Pickleball & more. A full list of current programs, as well as, fall programming is available on the Court Reserve App. The fall session starts Monday, 8/25, and runs through Sunday, 10/19. You can also access through the QR code below or the Broadlands HOA website, [broadlandshoa.org/tennis-pickleball](http://broadlandshoa.org/tennis-pickleball). For further help we can be reached by phone at (202) 792-2860 or [broadlands@bluechiptennis.net](mailto:broadlands@bluechiptennis.net).

### Fall Programming Begins Monday, August 25th-8 weeks(NO programs 9/1)

All junior and adult programming will start Monday, 8/25, and run 8 weeks through Monday, 10/19. Monday programs run for 7 weeks due to the Labor Day Holiday. Program registrations after the fall session has started will be prorated accordingly.

### September 19th- 6:00pm-8:00pm Adult Tennis & Pickleball Socials

**Tennis Social: Claiborne Parkway Courts with Alex**  
**Pickleball Social: Stonehouse Courts with Fred**

Join Alex & Fred after work for a fun evening of socially organized play with beverages, snacks & music provided. Socials are open to Broadlands residents & non-residents with all levels welcome.

### Saturday, September 20th: Dynamic Universal Pickleball Rating (DUPR) Day Stonehouse Courts

Join us for an afternoon of DUPR structured round robin play. DUPR Day is designed for those who do not have a universal rating and are looking to

establish a pickleball rating for DUPR events & leagues. Those with ratings who wish to accurately update their rating are also welcome. After matches are complete, scores are submitted to DUPR and ratings are generated. This event is FREE for all Broadlands residents and their guests. Limited spots are available, so be sure to register quickly.

### Used Tennis & Pickleball Equipment Donation Drive: September 1st- November 1st

Have old paddles, racquets, shoes, clothes, or tennis bags lying around that aren't being used? Consider donating your old racquet equipment to those in need in developing countries who are learning the game of tennis and pickleball. Coach Alex & Coach Fred will accept gently used racquets, shoes, and clothes as long as the clothes are in good condition with no tears/stains, and the racquets/paddles have strings, no cracked frames or severely chipped paint. Items must be dropped off to Coach Alex at the Claiborne Parkway courts or pick-up can be arranged separately.

### September Player Spotlights Player Recognition Where it Matters! Tennis

This month's spotlight goes to Chase Barnett. A sophomore at BWHS, Chase made the tennis team his freshman year but did not start during the season. Determined to make the team sophomore year and start in the top 6, he quickly started taking lessons with Alex. After a thorough assessment and game plan, Chase has already improved his overall tennis game and continues to impress Alex with his drive, determination, and focus.



### Pickleball

This month's spotlight goes to Namish Tawal. Over the course of the league season, he has demonstrated integrity, sportsmanship, and respect by welcoming new players with open arms. He continues to demonstrate and embody what a pickleball player should be and continues to impress Fred, Mo, and Alex daily.



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# Broadlands Area Clubs and Groups

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

## ASHBURN JUGGLERS

The Ashburn Juggling Society meets monthly at the Ashburn Library from 7:00pm-9:00pm. Meetings are open to jugglers of all skill levels and ages. We can teach anyone! The monthly meeting dates vary. Visit [www.ashburnjuggling.club](http://www.ashburnjuggling.club) for the next scheduled meeting. Questions? email [info@ashburnjuggling.club](mailto:info@ashburnjuggling.club).

## 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

This 18-hole ladies' league is open to women golfers of all levels. We play on Monday mornings April - October at Brambleton Golf Course. You may choose to walk or ride. Starting Tee Times: April-May 8:30am / June-July-Aug 8:00am / Sept-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. 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 on September 10th at 8:00pm.* 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 is gearing up for the final concerts of the season on September 5th and October 3rd. To ensure these concerts are a success, the Committee relies greatly on volunteers. Reach out to Jason at [BroadlandsLive@broadlandshoa.com](mailto:BroadlandsLive@broadlandshoa.com) for volunteer opportunities.

## BROAD RUN DEMOCRATS

We are a group of like-minded, civically engaged neighbors 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 various methods. We meet on the last Monday of the month. For more information, 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 Saviors 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 serves the following elementary schools: Hillside, Mill Run, Waxpool & Moorefield Stn. To learn more about us, please visit: [BeAScout.org](http://BeAScout.org).

## EASTERN LOUDOUN 4-H CLUB

We are a local community club for kids ages 5 - 18. We offer a variety of activities throughout the year including special interest projects and community service events. Join the club to learn new skills, meet new friends, and have fun. Members attend monthly meetings in Ashburn, and we look forward to welcoming new families! Visit <https://easternloudoun4h.wixsite.com/club> or email [loudoun4hleaders@gmail.com](mailto:loudoun4hleaders@gmail.com).

## GIRL SCOUTS

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

## GRIEF SHARE SEMINAR/SUPPORT GROUP

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

## MOMS CLUB OF ASHBURN

MOMS Club stands for Moms Offering Moms Support. Ashburn resident moms 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

Broadlands Christian moms are invited to join us to pray for our children and our local schools. We meet in person every other Friday at 8:00am. Contact Becky for more information at 505-225-2451 or go to [momsinprayer.org](http://momsinprayer.org).

## 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).

## VENTURING – TEEN GROUP FOR ADVENTURE SEEKERS

Crew 2970 is new to Broadlands. Venturing is a different kind of Scouting America program geared towards boys and girls 14-21 years of age. The program develops leadership, citizenship and character through a youth-led program which allows them to plan and execute their own adventures and activities. For more info on our upcoming activities, please contact Thomas.Price3@verizon.net or visit: [BeAScout.org](http://BeAScout.org).



Shop and sell at private residences throughout the Broadlands neighborhood

# Fall Yard Sale

**SATURDAY, SEPTEMBER 27TH 8:00AM-2:00PM**

If you would like to be included in the online listing of addresses, complete the Yard Sale Submission Form on the website at:

[broadlandshoa.org/yardsale-form](http://broadlandshoa.org/yardsale-form).

Residents are **RESPONSIBLE** for checking the website to ensure inclusion and accuracy. Residents do not have to be on the list of participants to be part of the community yard sale.

Check out the list of participants to see what's for sale and view the Community Map to find each location at

[broadlandshoa.org/yardsale](http://broadlandshoa.org/yardsale)

**RAIN  
OR  
SHINE**



Register Now!



# 6TH ANNUAL HARVEST BLAZE 5K & KIDS SPARK RUN

**SEP 27, 2025  
9AM**



Join us at Dynasty Brewing for the post-race party with food, drinks, music, and more!



Registration:

<http://ashburnfirerescue.org/go/5k>



## Brambleton Library Programs

### Crafter's Choice Book Club

**Location:** Meeting Room B

**Date and Time:** Monday, September 8th

**Time:** 6:30pm - 7:30pm

**Age Group:** Adults

**Description:** Read any book related to this month's theme, "Caught in the Act." At book club, we'll chat about what we read while making miniature terrariums. We suggest reading a book about crime, adultery, or redemption. Find out more at [library.loudoun.gov/calendar](http://library.loudoun.gov/calendar).

### Meet with a Law Librarian

**Location:** Meeting Room B

**Date:** Wednesday, September 10th

**Time:** 3:00pm-7:00pm

**Age Group:** Adults

**Description:** Starting a new business, involved in a court case, or writing a will or power of attorney document? Meet with a law librarian about your needs for legal information and resources. Email [patrick.ramos@loudoun.gov](mailto:patrick.ramos@loudoun.gov) to make an appointment or join us on a first-come, first-served basis.

### Bike Into History

**Location:** Willow Creek Way near Brambleton Library

**Date and Time:** Sunday, September 21st

**Time:** 10:30am -12:30pm

**Age Group:** All ages

**Description:** Bike into history at this antique bicycle show with The Wheelmen, a national nonprofit organization dedicated to keeping alive the heritage of American cycling. Learn about antique American bikes like high wheels and see a live demonstration. Look for us on Willow Creek Way. Find out more at the library. [loudoun.gov/calendar](http://loudoun.gov/calendar).

## In Case You Need a Hand . . .

### NON-EMERGENCY

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

### BROADLANDS COMMUNITY

Mailbox (Main Street Mailboxes) .....	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) .....	703-257-7100

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

Billing - Resident Support Services (RSS)	
Customer Care Team .....	1-800-870-0010
Verizon Retail Center .....	1-800-837-4966
SWHOA FiOS Contract General Information.....	SWHOAB.COM

### PUBLIC INFORMATION

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

### SCHOOLS -BROADLANDS

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

## EDUCATION/TUTORING

### MATH RESCUE 911:

We offer tutoring in Pre-algebra, Algebra I & II, Geometry, Trigonometry, Pre-Calculus, and Calculus. We also offer SAT and ACT prep. Tutor at your home or the library. May also do sessions on Zoom. Reasonable rates. Call or text Vincent Chu at (571) 379-3074; email is vchu\_911@yahoo.com.

## HOME SERVICES

### BROADLANDS HANDYMAN SPECIALIST:

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

### HANDYMAN SERVICES:

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

### TOTAL LAWN RENOVATION:

Oxen Acres Professional Landcare will provide Mulch Installation - Custom Plantings - Unique Projects, hauling, and more! Locally owned, affordable, and reliable. We can be reached by visiting [www.oxenacres.com](http://www.oxenacres.com), email: [service@oxenacres.com](mailto:service@oxenacres.com) or call: 571-291-4567.

## MARKETPLACE/

### PROFESSIONAL SERVICES

### DMV FINANCIALS LLC:

Secure your family's future with professional estate planning and financial literacy guidance. Learn to protect your assets and empower loved ones through thoughtful preparation. Start today with personalized strategies tailored to your legacy and retirement goals. Please contact Prem Goel at 571-214-7736 or [PremGoel2000@gmail.com](mailto:PremGoel2000@gmail.com).

### MARY KAY:

Back-to-school beauty routine. Fall back into a simple yet effective skincare routine with the *Mary Kay Clear Proof® System* to fight breakouts and maintain clear, glowing skin. Ideal for all ages, this acne system helps balance oil and soothe your skin. For a complimentary skincare session or samples, contact Deborah Leben at 703-217-4583, [deborahlebenmk@gmail.com](mailto:deborahlebenmk@gmail.com) or visit [marykay.com/dleben](http://marykay.com/dleben).

## 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

**Website:** [broadlandshoa.org](http://broadlandshoa.org)

**STAN AI, 24x7 assistance, text:** 877-390-2462

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

**HOA Office Hours:** Monday-Friday 9:00am to 5:00pm.

### ASSESSMENT INFORMATION OFFICE

**FirstService Residential: Payments and Resale Docs**

Assessments: 703-385-1133 Fax: 703-591-5785  
[fsresidential.com](http://fsresidential.com) ♦ [ar.help@fsresidential.com](mailto:ar.help@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 and Resale 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:** Eric Bazerghi ♦ [eric@thehouse.net](mailto:eric@thehouse.net), 571-207-6505

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

**Secretary/Treasurer:** Robert Webb ♦ [rew222@gmail.com](mailto:rew222@gmail.com), 410-245-2632

**Directors:**

Sean Burgess ♦ 240-397-0697

Andre Deazle ♦ 646-729-5973

Kay Dillon ♦ 703-405-4750

John Horner ♦ 703-723-2333

Cliff Keirce ♦ 703-729-7320

William Kolster ♦ 703-858-2459

### 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)

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# BROADLANDS

## Newsletter Advertising Rates and Sizes

### COLOR DISPLAY ADS

Size & Location • Rates are per issue

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

#### INSIDE PLACEMENTS:

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

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

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

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

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

### SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

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





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--	---	--



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



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

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Registration is open for  
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Murder Mystery Dinner Theatre (offsite)

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In our Ashburn Theater

- Arsenic and Old Lace
- Magic and Mischief
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# BROADLANDS

21907 Claiborne Parkway  
Broadlands, VA 20148



## Lori Christ, CPA LLC

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**or Mike.Rosario@verizon.net**

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## Thinking about **selling?**

As we head into the Spring/Summer market, preparing your house for sale is a crucial step in attracting potential buyers and maximizing its market value.

**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**

Realtor® | Associate Broker  
Top Agent 2022-2024 in Washington & Northern Virginia Magazine

**703.980.4594**

[PKGHHomes@gmail.com](mailto:PKGHHomes@gmail.com)  
[www.PatriciaKGallardo.com](http://www.PatriciaKGallardo.com)