

# BROADLANDS



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Graders Halloween Party, and the Halloween Parade  
& Costume Contest!

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*Official Newsletter of the Broadlands Homeowners Association*

OCTOBER 2025



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# BROADLANDS



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## Board of Directors Upcoming Virtual Meeting

***Tuesday, October 14th - 6:00pm***

### ***Board Meetings Information***

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

## Board of Directors September 9th Virtual Meeting Highlights

- Approved the minutes of the August 12, 2025 Board Meeting
- Approved a request for a resident group to install a Free Little Library
- Approved a proposal from Exterior Medics for exterior repairs for the Administrative Office
- Approved a pool management contract addendum from High Sierra Pools
- Held six 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.*

## OCTOBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
 EQUAL HOUSING OPPORTUNITY			1 Yom Kippur (Begins) Modification Subcommittee Meeting 7:00pm - Virtual	2	3 World Smile Day Broadlands Live! 5:30 pm - HP	4 World Animal Day
5	6	7	8 Walk to School Day Modification Subcommittee Submissions Due 12:00pm Events Committee Meeting 8:00pm - Virtual	9	10 World Mental Health Day Newsletter Submissions Due - 12:00pm	11
12	13 Indigenous Peoples' Day HOA Offices Closed for Indigenous Peoples' Day	14 National Dessert Day HOA Board Meeting 6:00pm - Virtual	15 Modification Subcommittee Meeting 7:00pm - Virtual	16	17 3rd-5th Grader Halloween Party 6:00pm - CC	18
19	20 World Statistics Day	21	22	23	24 World Statistics Day Adult Pickleball Social 6:00pm - Stone House Courts	25 National Trick or Treat Day
26 National Pumpkin Day Halloween Parade and Contest 12:00pm - AO	27 Southern Walk HOA Meeting 7:00pm - Virtual	28	29 National Cat Day Modification Subcommittee Submissions Due 12:00pm	30	31 Halloween	

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

# Tennis Court Refurbishment & Trail Improvements Underway

*As part of our ongoing commitment to maintaining and enhancing Broadlands' amenities, we're pleased to announce two major infrastructure projects taking place this fall: the refurbishment of our tennis courts and the repaving of our community trails.*

## Tennis Court Refurbishment

Over the past several years, the HOA has been carefully researching the most effective and sustainable methods for repairing the base of our Claiborne Parkway courts adjacent to the HOA Administrative Office. After extensive consultation with engineers, contractors, and industry experts, we've selected Full Depth Reclamation (FDR) as the preferred solution. FDR is a process that recycles the existing asphalt and blends it with stabilizing agents to create a new, solid foundation. This method not only addresses current issues but also helps prevent future deterioration by stabilizing the underlying soil. While it's a significant financial investment, it's one we believe will pay off in long-term sustainability, improved playability, and reduced future maintenance costs. The work will be completed in phases, beginning with light pole base replacements, followed by underdrain installation, asphalt work, and permeable paver installation. More seating and shade will be added between the courts. Color coating will be applied in the spring after the asphalt has properly cured.

During this time, court reservations will be restricted, and tennis and pickleball lessons and programs will be relocated as we temporarily compress play from nine courts down to five. Safety fencing will be installed and foot traffic will be rerouted to adjacent paths. Portions of the parking lot will be used for equipment and dumpsters.

We appreciate your patience and flexibility during this time. We anticipate the work taking approximately eight weeks, projecting completion in mid-November.

## Trail Repaving

In addition to the tennis court upgrades, sections of community trails will undergo a comprehensive repaving project this fall. These trails are a beloved feature of Broadlands, used daily by walkers, runners, cyclists, and families. Maintaining their safety and accessibility is a top priority. To preserve these trails and manage costs responsibly, the HOA follows a phased repaving schedule, where a portion of the trail system is repaved every few years. This approach ensures that all trails are refreshed on a rolling basis, allowing us to maintain safe and accessible paths without requiring large, one-time expenditures.

Repairs will begin with concrete bridge abutments and culvert pipe installation, followed by grading and paving operations.

Please note that trail closures will occur intermittently during this process, typically lasting two to three days per section. Crews will work in a staggered sequence to minimize disruption and ensure efficient progress. We expect the repairs to take approximately three weeks, with completion projected for mid October.

## Funding & Fiscal Responsibility

Both the tennis court refurbishment and trail repaving projects are being funded through the Association's reserves. These reserves are monies set aside annually for the future repair and replacement of HOA-owned assets, as part of our long-term financial planning. Using reserve funds ensures that we can maintain our community's infrastructure without relying on special assessments or substantial dues increases.

These improvements reflect our commitment to preserving Broadlands' high standards and ensuring that our amenities remain safe, functional, and enjoyable for all residents. Thank you for your continued support and engagement as we invest in the future of our community.

## Real-Time Reserve Planning with the Living Reserve Study

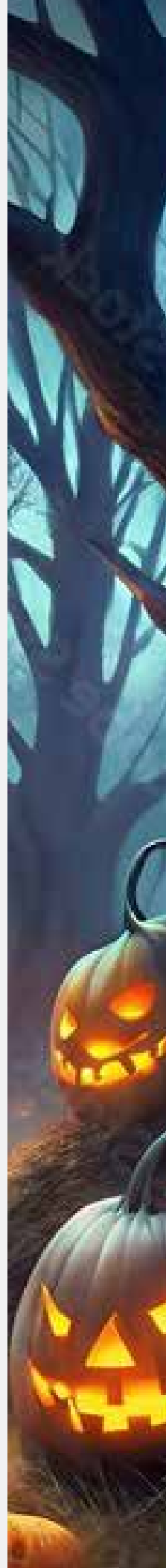
Broadlands Association has implemented *The Living Reserve Study*, a dynamic and responsive tool that allows us to update our reserve planning in real time and account for projects such as these. Unlike traditional reserve studies, which are static and typically updated every five years, the Living Reserve Study enables us to track actual costs as they occur and adjust future projections accordingly.

This real-time functionality allows for more accurate forecasting and better-informed decision-making, especially as we prepare the annual operating budget. By continuously updating the reserve study with real data from completed projects and current pricing, we can more precisely predict funding needs and ensure that our reserve contributions remain aligned with the long-term maintenance and replacement of HOA-owned assets.

The Living Reserve Study enhances transparency, supports fiscal responsibility, and strengthens our ability to plan proactively for the future of our community.

*Sarah*

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





# October is an Awesome Month for Apple Picking

Pick Your Perfection...Autumn in Loudoun County is a perfect time for picking your own fruit. The crisp air, golden foliage, and bounty of seasonal produce make October an especially magical month to visit a farm or orchard. If you're planning a U pick outing, here are what to expect, some tips to help you make the most of the experience, and a few orchards in and near Loudoun you might want to visit.

## What's in season in October

By October, many of Loudoun's orchards are in full swing. Here's what you're likely to find:

- Apples - Many varieties are ripe mid to late season: think Rome Beauty, Granny Smith, Fuji, Golden Delicious, etc.
- Pumpkins & gourds - October means pumpkins, squash, decorative gourds, and other fall harvest items.
- Other fall crops - Depending on the farm, there may also be late season berries, maybe some small fruits or vegetables, cider, baked goods, hayrides, fall décor, and more.

## Why Loudoun is great for U Pick in October

- Scenic value: Loudoun has rolling hills, well managed orchards and farmland, and beautiful fall foliage. An orchard trip often includes more than just the picking — views, fresh air, maybe a picnic.
- Farm Activities: Many farms in Loudoun offer weekend hayrides, farm markets, cider or baked goods, pumpkin patches, etc., so even if the fruit picking is done, there's still a full day of fall fun.
- Variety: depending on when in October you go, different apple types will be ready. Some orchards stretch their apple season into late October. This lets you pick varieties best suited for eating fresh, baking, or preserving.

## Tips before you go

To have the best experience, here are some things to plan for:

1. Check what's available & call ahead:  
Farms' supplies change. Some orchards run out of certain apple varieties; others may close early depending on weather or crop conditions. It's a good idea to verify which apples are being picked, the hours, and any advance reservations.
2. Go earlier in October if you want more options:  
Early October tends to have more variety, better weather, and fewer crowds than late October (when pumpkins might dominate the farm scene).
3. Bring the right supplies:
  - Dress in layers - mornings can be chilly; afternoons mild.
  - Wear boots or shoes that can get muddy.
  - Bring a basket or container if required (some orchards provide them).

- Pack snacks and water - many orchards have a market, but sometimes the walk back from the field takes time.
- Cash or card, depending on what the farm accepts.

### 4. Expect weekend crowds:

Especially nice October weekends will draw lots of families. If crowds bother you, aim for weekdays.

### 5. Plan for after picking:

Maybe bring a camera, or plan to stop at a farm market or bakery on the way home. Fresh cider, donuts, pies baked with fruit you just picked - those make for signature fall memories.

## Orchards & farms to consider around Loudoun County

Here are some well-known U-pick orchards/farms in Loudoun and nearby. Depending on what fruit you want (primarily apples, pumpkins, etc.), one of these might be ideal.

## Farm / Orchard What you can pick/do in October

### Notes & Location

**Great Country Farms (Bluemont, VA)** - Apples, pumpkins, fall farm market, hayrides, etc. 34345 Snickersville Turnpike. Open generally September through October.

**Crooked Run Orchard (Purcellville)** - Apples & pumpkins/gourds, farm market, nature trails, picnic tables. 37883 E Main St., Purcellville.

**Temple Hall Farm (Leesburg area)** - Pumpkin patch, sunflowers, fall activities. Pleasure for families, especially for pumpkins. Leesburg area; pumpkins and more through October.

**Wegmeyer Farms (Hamilton / Leesburg)** In fall: pumpkins (pick your own or choose), fall décor, farm stand. Hamilton (Loudoun County) and locations south of Leesburg.

**Hartland Orchard (Markham)** - Apples, pumpkins, preserved goods and farm market. Markham, VA - a little deeper into the countryside but with charm and variety.

## What to expect as October progresses

- First half of October tends to offer a full array of apple varieties, less chance of frost damage, and still warm enough to enjoy the orchard walk without heavy jackets.
- Mid to late October increasingly becomes pumpkin patch-focused. Apple variety availability may begin to shrink. Cooler weather, shorter daylight hours, perhaps more rainy or muddy conditions. But foliage tends to be at its peak or nearly so, making the scenery spectacular.
- Weekend events often pick up: festivals, hayrides, fall fairs, etc. If you plan to avoid traffic (literal and human), early morning or weekday visits are best.

## 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.

## 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.

## Modifications Subcommittee is Seeking to Add to the Committee

The Modifications Subcommittee is seeking a volunteer to join their dynamic group of individuals. As a member, you will help maintain aesthetics and encourage consistency throughout the community. If you are interested in joining this committee, please email **Robin Crews**, at [rcrews@broadlandshoa.com](mailto:rcrews@broadlandshoa.com) *by October 10, 2025*.

## Spotted Lanternfly Community Update

The spotted lanternfly (*Lycorma delicatula*) is well established now in Broadlands. Numbers should begin to decrease next year or the following as more Tree of Heaven (*Ailanthus altissima*) are eradicated by homeowners and the HOA, people learn to recognize egg masses and remove them during the winter, and generalist predators learn to eat them. Enjoy the cooler weather, neighbors, and keep pulling honeysuckle!



*Scanning the ground on a Beaverdam Reservoir trail for large patches of black leaf litter highlights a Tree of Heaven infested with spotted lanternflies. The black color comes from sooty mold growing on spotted lanternfly honeydew.*



*The side of a car textured by a film of sticky spotted lanternfly honeydew under a birch tree in Broadlands.*



*Spotted lanternfly egg masses lining a Tree of Heaven in Hillside Elementary's buffer zone last February.*

## 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.





## Hiking Tips for This Fall

Sourced From: [Rocktownnow.com](https://rocktownnow.com)

*Fall hiking can be a unique and exciting experience. Thanks to the vibrant foliage, crisp air, and smaller crowds than might be around during summer, fall is a prime time to lace up one's boots and hit the trails.*

Beyond the opportunity to check out the amazing foliage displays synonymous with this time of year, spending time outdoors in fall provides various health benefits. According to UAB Medical West, some benefits of hiking include improved mental well-being, enhanced balance and improved muscle strength.

As with any hiking trip, it is key to plan ahead to enjoy a safe and enjoyable adventure this fall.

- Layer your clothing. Fall weather can be unpredictable and dramatic temperature fluctuations can occur between morning and afternoon. The trick is layering clothing to provide comfort and safety. Start with a moisture-wicking base layer, add an insulating layer like fleece for warmth, and top it with a waterproof and windproof outer shell. Then you can adjust your clothing as conditions change.
- Wear proper footwear to ensure ample traction. Opt for sturdy hiking shoes or boots with significant ankle support and excellent traction. Fallen leaves and rain or early-season ice can make paths slippery. Waterproof footwear is highly recommended, especially if damp conditions are expected. Wool

socks (not cotton) will wick away moisture and provide warmth even when damp. According to a study on mountain hiking in the Austrian Alps, seventy-five percent of fall accidents occur on descents, so having extra traction can help.

- Mind the daylight. As fall inches closer to winter, daylight hours diminish rapidly. It's easy to underestimate how quickly dusk will arrive. Plan your route to account for your pace so you can be off the trail well before sunset. Pack a flashlight or headlamp just in case.
- Mind the habitat. Anytime you hike you should be mindful of the natural settings around you. Stick to the trails so you do not disturb delicate vegetation. Also, never feed wild animals. They can grow accustomed to an easy hand-out and lose their fear of humans, putting themselves at risk of harm. Remember to dispose of trash properly and always take out what you bring in.
- Stay fueled and hydrated. Despite the cooler temperatures of fall, dehydration may occur as the body loses fluid through exertion and respiration. Pack plenty of water and take sips regularly. Bring along energy-rich snacks like protein bars, trail mix and dried fruit to maintain energy levels throughout the excursion.



# 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

## Broadlands live!



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.



## Loudoun County Launches Improved Online Tax Payment Portal

Loudoun County Treasurer Henry C. Eickelberg is pleased to announce the launch of a new online payment portal designed to make tax payments easier, more secure and more convenient.

The new payment portal allows users to:

- Consolidate Multiple Tax Accounts
- Schedule Future Payments
- Expand Forms of Payment
- Establish Tax Payment Reminders
- Print a Copy of the Bill
- Pay by Phone

The payment portal can be used to pay business, personal property and real estate taxes.

For more details on payment options and to access the new portal, visit [loudoun.gov/PayTaxes](http://loudoun.gov/PayTaxes).

## November Bingo

Save the date for our last bingo of the year! Bring the family out for an evening of fun on Friday, November 14, 2025 at 6:00pm at the Community Center. The cost is \$7.00 per person. Each ticket includes 10 rounds of bingo, a slice of pizza, and a beverage. Looking forward to seeing you at this fun event.

## Broadlands Annual Holiday Market

*The Broadlands Annual Holiday Market is seeking crafters and vendors to showcase their wares on Saturday, December 6th, 2025.*

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 is open through November 30th.*

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
September 24th .....	October 1st
October 8th .....	October 15th
November 12th .....	November 19th
December 10th.....	December 17th
January 14th .....	January 21st

*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 October Inspections

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

**1. Turf Applications:** To enhance the curb appeal of your home, you may wish to use weed killer on any weeds growing through the cracks or gaps in your driveways, leadwalks, sidewalks, aprons, curbs, and gutters adjacent to your property.

**2. Parking Issues:** Battlefield Towing is contracted to patrol HOA-owned roads in our community. For certain safety violations, they will tow vehicles parked illegally without any warning.

Reminders:

a. No vehicles are to be parked blocking a fire hydrant or along a yellow curb designated as a fire lane. Fire lanes are designated by the fire marshal's office to allow emergency responders to access properties and fire hydrants in case of emergencies.

b. No vehicles can block a sidewalk or ramp, including parking on the sidewalk while in your driveway. This allows for walkers, handicapped persons, and strollers to safely navigate the area without having to go into the roadway.

c. All other violations, such as expired tags, parking within 20 feet of an intersection, abandoned vehicles, etc., may be issued a warning, ticketed by LCSO, and eventually towed.

d. If you reside on a VDOT street, please be aware that we do not have enforcement authority over these roads. Consequently, if you encounter any illegally parked vehicles, you should report them to the Loudoun County Sheriff's Office by calling their non-emergency line at 703-777-1021. Additionally, you can submit a traffic complaint form online at [lportal.loudoun.gov/Forms/TrafficComplaint](http://lportal.loudoun.gov/Forms/TrafficComplaint).

e. If you need additional information regarding parking rules and regulations, please review the Parking Regulations and Enforcement Procedures under the Rules and Regulations section on our website at [broadlandshoa.org/for-residents/rules-and-regulations](http://broadlandshoa.org/for-residents/rules-and-regulations).

**3. Mailbox Maintenance:** Please inspect, repair, and paint your mailbox if needed, ensure all parts are in working order, and address numbers are visible. It is important to note that each section has an established standard style and color. If your mailbox is a different color than what is standard for your section, you will either need to apply for the change or have your mailbox painted and restored to the standard for your area. If you are unsure as to what your neighborhood's mailbox standard is, please refer to our website mailbox page, [broadlandshoa.org/mailboxes](http://broadlandshoa.org/mailboxes).

**4. Pole Light Maintenance:** Please ensure that your exterior pole light is in good condition, painted, and all bulbs are functioning properly. The pole light should automatically turn on in the evening to help illuminate your community for safety and aesthetics, especially as the days get shorter and night falls earlier.

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

Sincerely,

**Your Covenants Team**

## 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

# 3RD-5TH GRADE HALLOWEEN PARTY

FRIDAY, OCTOBER 17TH 6:00PM-8:00PM  
COMMUNITY CENTER

This is a drop off event only for 3rd-5th graders  
Volunteers are permitted.

Scan the QR code to  
Register your student



The party takes place in the parking lot of the community center

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

- ➡ Park at Old Stone House or near the Dunkin' Doughnuts and walk over.
- ➡ Since the Community Center parking lot is closed for the party, park elsewhere and walk to pick up your child(ren). All kids must be with an adult to leave.

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



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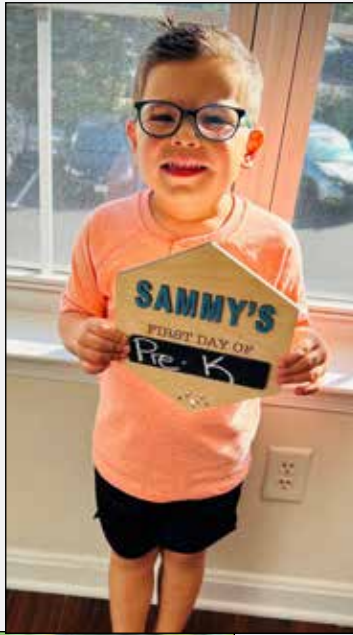


















## Boredom: The Hidden Ingredient to Raising Resilient Kids

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

As a psychologist -- and a parent -- I often reflect on the childhood rhythms of the 1980s. Back then, free afternoons meant roaming the neighborhood on bikes, playing pick-up games in the yard, or having adventures with friends, all with minimal adult supervision. With only a handful of TV channels and classic toys like Rubik's Cubes and Lite-Brite at our fingertips, our play was open-ended and imaginative. Sure, there were arcades and new technologies like home computers and video game consoles were making their debut, but most of our days were spent offline, guided by curiosity and creativity rather than scheduled activities or screens. We were expected to manage our own boredom—a skill that seems elusive for many kids today.

Boredom, while often uncomfortable, is one of the most valuable gifts we can give our children. It's a natural—and essential—part of growing up. When children experience boredom, their brains are released from the constant tug of external stimulation, opening the door to mind-wandering. This is the space where creativity blooms, problem-solving skills develop, and self-discovery begins. Left to their own devices (and I don't mean tablets!), kids invent new games, stories, or projects. They learn to plan, cope with frustration, and tolerate discomfort—all skills vital for tackling challenges both in school and later in life.

Navigating boredom helps children practice patience and emotional regulation. When they're allowed to sit with their discomfort and invent their own fun, they're building independence and self-confidence. These moments of "nothing to do" become the training ground for lifelong resilience and self-trust—not something to be avoided, but something to embrace.

The landscape today is very different. Our kids are surrounded by a constant stream of digital entertainment: smart devices, streaming shows, and video games that offer instant rewards and never-ending novelty. These technologies are designed to supply frequent doses of dopamine, the brain's reward chemical, making traditional slower-paced activities—like reading, drawing, or building—seem less appealing by comparison.



Over time, this reliance on instant stimulation can reduce curiosity, make boredom feel unbearable, and erode valuable coping skills.

How can parents nurture the upside of boredom? The answer is simpler than it seems: create more opportunities for screen-free time and resist the urge to over-schedule every moment. Trust that leaving stretches of unstructured time isn't neglect -- it's good parenting. During these open-ended intervals, children:

- Build resilience as they learn to navigate boredom and discomfort.
- Discover new interests and passions that structured activities and screens might otherwise crowd out.
- Practice important social and emotional skills through creative play and collaboration.
- Reflect, observe, and gain greater self-awareness.

Technology certainly has its place in our lives. However, I encourage parents to view boredom not as an enemy or something that needs to be fixed for their children, but rather as a secret ingredient in raising emotionally healthy, resourceful, and imaginative kids. When we leave room for boredom, we're equipping our kids with the inner tools they'll need to thrive—no matter how stimulating or fast-paced the world becomes. *"The cure for boredom is curiosity. There is no cure for curiosity."* ~Dorothy Parker



# Tennis & Pickleball News

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

With the arrival of fall and the start of the new fall session, we have continued to expand our programming to include Saturdays. I am happy to announce the arrival of part-time teaching professional, Randy Smyth, to the Blue



Chip team. Randy has a wealth of tennis knowledge from his years of playing competitive tennis & coaching all age groups, including high school tennis in Culpepper, Virginia. Randy also leads our Saturday morning programs.

You may notice that the Claiborne Parkway Tennis Courts are currently closed

for renovations. The HOA's renovation project includes fence work, improvements to the main walkway between courts, and complete repaving and resurfacing of the tennis courts. The work is expected to be completed by mid-November, weather permitting. Once the renovations are complete, the courts will be available for play with temporary lines. New court colors are scheduled to be completed in Spring 2026.

In the interim, all tennis programming will be held at the Rickenbacker Tennis Court, and pickleball programming will be held at the Stonehouse Courts. With the court construction in progress, there are temporary restrictions on booking court times. Please refer to the Broadlands Blast email, the Blue Chip e-mail campaign, or the updated policies listed in Court Reserve. For questions, please contact me at [aangiolillo@bluechiptennis.net](mailto:aangiolillo@bluechiptennis.net).

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

Do you 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.

## Friday, October 24th, 6:00pm-8:00pm, Adult Pickleball Social: Halloween Scare Round Robin at the Stonehouse Courts

Free for Residents & Non-Residents. A cooler of non-alcoholic beverages & light refreshments will be provided by Blue Chip. Please bring a potluck dish to share & dress up in your scariest and best Halloween costumes! Join Fred & Mo for a fun evening of pickleball round robin and meet fellow Broadlands members. There will also be pickleball trivia, random prize giveaways for best costume, music & more. Please be sure to register via Court Reserve as spots are limited!

## November Events:

### Saturday November 15th, 9:00am-12:00pm, 2nd Annual Blue Chip Broadlands "Thankful" Canned Food Drive Pickleball Round Robin Tournament Fundraiser with Fred & Mo

Back by popular demand! Free for Residents & Non-Residents. This community fundraiser raises hunger awareness and supports a local organization by combining donated canned goods with a round robin pickleball tournament. Brackets for beginners, intermediate, and advanced players are available. Admission for the fundraiser is 5 canned goods per person. More canned donations encouraged. All donations go directly to Loudoun Hunger Relief in Leesburg. Registration is available in Court Reserve.

## Blue Chip Offers Offsite Indoor Programs

November typically signals the time to move tennis & pickleball indoors. Blue Chip has partnered with Worldgate Athletic Club to run their indoor tennis & pickleball programming along with their year-round golf simulator and instruction. If you are looking for somewhere to play indoors for the winter, we offer indoor sports memberships and access to a variety of racquet programs. For more information and inquiries, please email us, [worldgate@bluechiptennis.net](mailto:worldgate@bluechiptennis.net).

## Community Player Spotlights

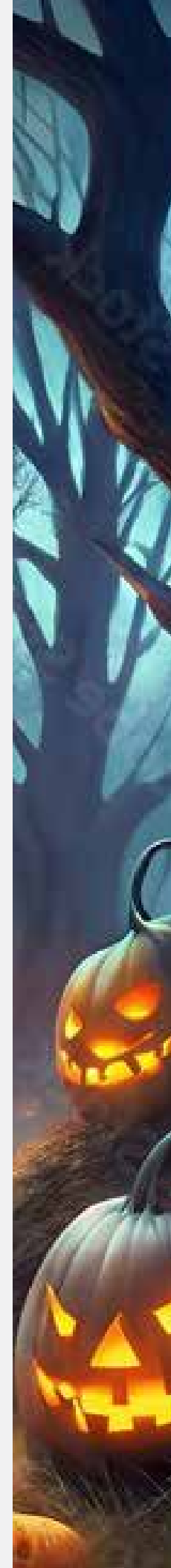
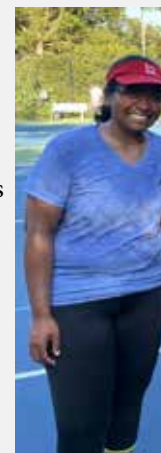
### Tennis- Chase Irwin

Alex is excited to announce Chase as Blue Chip's October Player of the Month! Chase is a sophomore at BWHS and an avid tennis enthusiast. His goal for his sophomore year is to make the tennis team at Briar Woods for the first time in his high school career. Chase's dedication to learning, asking the right questions, and improving his tennis game has thoroughly impressed Alex and demonstrated his commitment to growth. Keep learning and asking questions, Chase. Your tennis journey is just getting started!



### Pickleball- Sumeda Silla

Fred & Mo are thrilled to recognize Sumehda Silla as Blue Chip's October Player of the Month! Sumehda brings a contagious positivity to the courts that lifts everyone around her. Her encouraging words and upbeat attitude foster an environment where players of all levels feel welcome and thrive. The most important thing that stands out is Sumehda's genuine respect and courtesy for others. On or off the court, she shows her love for the game of pickleball and embodies a true desire to improve and take her game to the next level. Thank you, Sumehda, for being such a wonderful part of our pickleball family. Your spirit, sportsmanship, and drive to keep learning make you more than deserve this recognition.



# Local Halloween & Fall Events for All Ages!

## 7TH ANNUAL HALLOWEEN BARK BASH

Ashburn—Bring your pup to One Loudoun on Oct 25 for this Halloween-themed festival for trick or treating, adoptable dogs, music, costume gazing, & animals galore. [downtownoneloudoun.com/events](https://downtownoneloudoun.com/events)

## COX FIELDS OF FEAR & FALL FESTIVAL

Centreville—After dark scare experience for the not so faint of heart. Too scared to try, then come to the Fall Festival to enjoy fun & activities for all ages. [coxfarmsva.com](https://coxfarmsva.com)

## FALL PUMPKIN HARVEST FEST

Bluemont—Come celebrate Fall & enjoy picking pumpkins, family friendly corn maze, roasting marshmallows at the bonfire & snacking on the famous cider donuts. [greatcountryfarms.com/festivals-events](https://greatcountryfarms.com/festivals-events)

## MADHAUNTER'S MADHOUSE

Purcellville—Indoor & outdoor madness awaits throughout this trail. Offering pre-trail attractions: concessions, food trucks, games & more. [madhaunter.com](https://madhaunter.com)

## MARKOFF'S HAUNTED FOREST

Dickerson, MD—Scaring the daring since 1992, you'll be amazed by what you'll find lurking in the woods. New features for 2025! [markoffshauntedforest.com](https://markoffshauntedforest.com)

## MILLTOWN HAUNT

Lovettsville—A 12-acre venue with food trucks, locally brewed beer, bonfire pits, games & more. Blending rural charm with theatrical horror, appealing to thrill-seekers & those looking for seasonal fun. [milltownhaunt.com](https://milltownhaunt.com)

## MONSTER MASH

Leesburg—Join the fun on Oct 25th at the annual event at the Village at Leesburg for pumpkin carving, Trick or Treating, cookie decorating, costume contest for kids & pets. [villageatleesburg.com/events/monster-mash-2025](https://villageatleesburg.com/events/monster-mash-2025)

## PUMPKIN VILLAGE FALL FEST

Leesburg Animal Park—Packed with fun family activities, giant hill slides, moon bounces, wagon rides, petting zoo, pedal carts, the corn bin, weekend entertainment & more. [pumpkinfestleesburg.com](https://pumpkinfestleesburg.com)

## TEMPLE HALL FARM PUMPKIN PATCH

Leesburg—Enjoy a family fun outing. Pick pumpkins & sunflowers, enjoy wagon rides, visit farm animals, bounce on inflatable pillows, slide down hill slides & more! [novaparks.com](https://novaparks.com)

# HAPPY HALLOWEEN



BROADLANDS

# KIDS HALLOWEEN PARADE



**SUNDAY, OCTOBER 26TH**

**12:00pm - 3:00pm**

**The parade starts at 12:30pm at HOA**

**Administrative Office**

**NEW LOCATION  
21907 CLAIBORNE  
PKWY**

**Activities & Fun until 3:00pm!**

**Adult supervision is required!**

**Contest for a chance to win a prize, bouncy house, DJ, games, treats and more!**

**In case of rain,  
treats will be distributed at 12:00 PM**



## HALLOWEEN PARADE



# 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 October 8th 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 concert of the season on 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).

## GRIEFSHARE SEMINAR/SUPPORT GROUP

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

## MOMS CLUB OF ASHBURN

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

## MOMS IN PRAYER – BRIAR WOODS

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).





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# The BugMan

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

**Sunday, November 16th  
Community Center**

**First Slot 12:00pm–1:00pm**

**Second Slot 1:45pm–2:45pm**

**MUST register to attend**

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

**One parent per child/children**

**Broadlands Residents Only**





## Brambleton Library Programs

### Odissi Dance Basics

**Location:** Meeting Room A

**Date and Time:** Saturday, October 4th

**Time:** 2:00pm - 3:30pm

**Age Group:** All Ages

**Description:** Instructor Simi Mohanty introduces you to the basics of Odissi, an Indian classical dance form that uses movement, facial expressions, costumes, and makeup to tell a story. Simi Mohanty has over 10 years of experience teaching Odissi and has performed at prestigious events and locations in the U.S. and internationally, such as the Millennium Stage at the Kennedy Center.

### Crafter's Choice Book Club

**Location:** Meeting Room B

**Date and Time:** Monday, October 6th

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

**Age Group:** Adults

**Description:** Read any book related to this month's theme, "Growing Pains." At book club, we'll chat about what we read while creating spooky flowers. We suggest reading a book about the hardships of adolescence, nature causing destruction, or a really unlikeable person. Find out more at [library.loudoun.gov/calendar](http://library.loudoun.gov/calendar).

### Fantastic Fiction Adult Book Club

**Location:** Meeting Room B

**Date:** Tuesday, October 14th

**Time:** 3:00pm-4:00pm

**Age Group:** Adults

**Description:** Talk about *The Women* by Kristin Hannah at this monthly book discussion. The book is about a nursing student, Frankie McGrath, who joins the Army Nurse Corps and follows her brother to Vietnam where she is overwhelmed by the destruction of war and the trauma of coming home to a changed and politically divided America.

## 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](mailto: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](mailto:Mike.Rosario@verizon.net).

### HANDYMAN SERVICES:

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

### TOTAL LAWN RENOVATION:

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## 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:

Revive your skin for fall. As the air gets crisp, nourish your skin with the *Mary Kay Naturally® Hydrating Oil* and *Moisturizing Stick* to keep it soft and smooth. These products are infused with plant-derived ingredients to deliver hydration all day long. 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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# BROADLANDS

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