

NOVEMBER 2025

# BROADLANDS

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Happy  
Thanksgiving

*See page 7 for modified trash  
and recycling schedule*



*Official Newsletter of the Broadlands Homeowners Association*



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# BROADLANDS



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## EVERY MONTH

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## Board of Directors Upcoming Virtual Meeting Tuesday, November 11th - 6:00pm Board Meetings Information

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

## Board of Directors October 14th Virtual Meeting Highlights

- Approved the minutes of the September 9, 2025 Board Meeting
- Discussed the Summerbrooke pool fountain and wading pool
- Approved a proposal for events planning services from Sparkes Event Solutions
- Approved a proposal for stump removal from HLS
- Approved a proposal for tree replacements from HLS
- Approved a proposal for landscape enhancements from HLS
- Approved a proposal for shrub pruning from HLS
- Approved a proposal for snow stakes from HLS
- Discussed a request from Southern Walk HOA
- Held five hearings and assessed charges for outstanding violations

*These highlights are a summary only. To obtain copies of approved minutes, log into your account on FirstService Residential Connect. Owner access to the site is by registration at <https://broadlands.connectresident.com>. Owners will need to enter their account number, which can be found on their monthly coupon stubs.*

# NOVEMBER

| SUNDAY                                                                           | MONDAY                                                                            | TUESDAY                                                                                         | WEDNESDAY                                                                                            | THURSDAY                                                      | FRIDAY                                                    | SATURDAY                      |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------|-------------------------------|
|  |  |                                                                                                 |                                                                                                      |                                                               |                                                           | 1                             |
| 2<br>Daylight Saving Time Ends                                                   | 3                                                                                 | 4<br>Election Day<br>HOA Offices Closed for Election Day                                        | 5<br>World Tsunami Awareness Day                                                                     | 6                                                             | 7                                                         | 8<br>National STEM Day        |
| 9<br>The Bug Man<br>Two time slots - 12:00pm & 1:45pm - CC                       | 10<br>Newsletter Submissions Due - 12:00pm                                        | 11<br>Veterans Day<br>HOA Offices Closed for Veterans Day<br>HOA Board Meeting 6:00pm - Virtual | 12<br>Modification Subcommittee Submissions Due 12:00pm<br>Events Committee Meeting 8:00pm - Virtual | 13                                                            | 14<br>Bingo 6:30 pm (doors open at 6:00pm) - CC           | 15<br>America Recycles Day    |
| 16                                                                               | 17<br>National Take A Hike Day                                                    | 18                                                                                              | 19<br>Modification Subcommittee Meeting 7:00pm - Virtual                                             | 20<br>Universal Children's Day                                | 21                                                        | 22                            |
| 23<br>National Espresso Day                                                      | 24                                                                                | 25                                                                                              | 26<br>HOA Offices Closing at noon (12:00pm) for Thanksgiving                                         | 27<br>Thanksgiving Day<br>HOA Offices Closed for Thanksgiving | 28<br>Black Friday<br>HOA Offices Closed for Thanksgiving | 29<br>Small Business Saturday |
| 30<br>Advent Begins                                                              |                                                                                   |                                                                                                 |                                                                                                      |                                                               |                                                           |                               |

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



# Projects and Budget

Fall is always a vibrant and bustling season in Broadlands. With the return to school, a full slate of sports and extracurricular activities, travel plans, and preparations for the many upcoming holidays—including Thanksgiving, Saint Lucia Day, Winter Solstice, Christmas, Kwanzaa, New Year's Eve, New Year's Day, Three Kings Day, and Chinese New Year—our community is full of energy and movement.

The shorter days mean we're all trying to make the most of the daylight hours, and your HOA office is no exception. While the pools have long since been closed and winterized, and the long summer evenings filled with concerts and outdoor movies have given way to crisp, cool nights, our team remains hard at work behind the scenes. Fall is a time of transition, and we're busy with seasonal events, property inspections, facility rentals, and a variety of special projects that help keep Broadlands beautiful and running smoothly.

One major focus this season has been our extensive trail system. With miles of pathways winding through our community, regular maintenance is essential. This year, several sections were milled and overlaid in accordance with the reserve schedule to address damage caused by tree root intrusion, ground settling, drainage, and asphalt age and shrinkage. These repairs ensure safe and enjoyable access for walkers, runners, and cyclists alike.

Another significant project underway is the total renovation of the Claiborne tennis courts. These courts have served our community well over the years, and this renovation will ensure they continue to do so for years to come. The scope of work includes completely replacing the base, drainage improvements, new surfacing, and updated fencing and amenities to enhance both functionality and aesthetics. We're excited to bring this upgrade to our residents and appreciate your patience as we complete the work.

Fall also brings budget season. The board and management work diligently to prepare

a comprehensive and accurate budget for the upcoming year. This process involves evaluating projected utility costs across our facilities, assessing current and future maintenance needs, and planning for both operational and capital improvement projects. We also factor in broader economic trends, including increases in minimum wage, fuel and vehicle costs, labor and parts shortages, and inflation—all of which impact the expenses.

The association is committed to identifying cost-saving opportunities and maximizing the value of every dollar spent. The Board takes its fiduciary responsibility seriously and thoroughly reviews all budget details to ensure we are protecting your most valuable asset: your home. Though the budget process spans several months and requires careful planning and research, the end result is a financial plan designed to meet the needs of our community while remaining fiscally responsible.

As we prepare for the colder months ahead, I encourage you to take a moment to enjoy the beauty of the season—whether it's a walk through the colorful trails, a quiet evening under the clear autumn sky, or time spent with loved ones during the holidays. Winter will be here before we know it, but for now, let's savor the richness of fall.

## Sarah

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





## TERRACYCLE

*TerraCycle's mission is Eliminating the Idea of Waste® by partnering with businesses, government groups, and individuals worldwide to keep trash out of landfills and reduce incineration.*

# TERRACYCLE PROGRAM

We are excited to announce the launch of a free community recycling program through TerraCycle! This program provides a solution for recycling hard-to-recycle items and aims to reduce the amount of waste sent to landfills. Overconsumption and a throwaway culture have contributed to a global waste crisis. While many complex materials can technically be recycled, most are not cost-effective to recycle. As a result, waste accumulates in landfills, polluting our planet, while new materials are extracted from the earth to create new products.

## What can I recycle through this program?

*No need to clean the packaging, but please remove as much leftover product as you can.*

### Toothpaste tubes/brushes

*Recycle all brands of oral care products and packaging*

- ✓ Toothpaste tubes and caps
- ✓ Toothbrushes (non-electric)
- ✓ Toothpaste cartons
- ✓ Toothbrush outer packaging
- ✓ Floss containers



Electric toothbrushes, battery toothbrushes, and/or their parts are not accepted for recycling through the program.

### Fabric care products

*Tide, Gain, Downy, Bounce, NDB, and Deft packaging accepted*

- ✓ Flexible packages for fabric care products
- ✓ Detergent rigid plastic tubs and lids
- ✓ Bottles and triggers for laundry products
- ✓ Tide to go pens



#### Accepted

- ✓ Tide tubs and lids
- ✓ NBD, fabric care packaging
- ✓ NBD, fabric care packaging
- ✓ NBD, bottles and triggers
- ✓ Downy pouches
- ✓ Gain tubs and lids
- ✓ Tide fabric care packaging
- ✓ Tide pouches

#### Unaccepted

- ✗ Fabric care packaging from other brands
- ✗ Full products
- ✗ Hazardous materials

## Where do I drop off?

The drop off bins are located in a shed behind the Administrative Office located at 21907 Claiborne Parkway. Look for the shed on the tennis court side, adjacent to the trash corral. The bins are specifically labeled – please put your items into the correct bin and close the lids when you have dropped off your items.

This recycling program will be run and maintained by community members. If you are interested in volunteering, please reach out to [BroadlandsTerracycle@gmail.com](mailto:BroadlandsTerracycle@gmail.com).



Teen volunteers can earn service hours by checking drop-off bins, tidying the area, boxing items, labeling boxes, and taking them to the post office.



## 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.

## HOA Flag Collection Drop Off

With the support of the Ashburn American Legion Leonard W. Kidd Memorial Post, your community provides a flag collection site at the HOA office located at 21907 Claiborne Parkway. The drop-off bin is situated to the right of the lobby. You can drop off flags during normal business hours, typically Monday to Friday, between 9:00am and 5:00pm.

## An Application is Required for Exterior Light Fixtures

Approval is required for any lighting fixtures or replacements that differ in style, size or color from the original builder installed fixtures.

According to the lighting design guidelines: "All exterior lighting fixtures on the same elevation of the house must be of similar style, size and color." For example, front door fixtures, garage door fixtures including the pole light fixture must all match in style, size and color.

Please refer to the lighting design guidelines for more details and submission requirements at [broadlandshoa.org](http://broadlandshoa.org). Click on "Design Guidelines" tab from the homepage.

## Please Keep Common Areas Clean

Under Article 8, Section 8.2: (e) of the Declarations, "No person shall place or cause or permit anything to be placed on or in any of the Common Area. Nothing shall be altered or constructed in or removed from the Common Area..."

- Please do not leave any personal items or items not intended by the HOA in the common areas. Our landscapers have been directed to remove and discard debris of all kinds from the common areas, including forts. If any items are removed by the HOA they cannot be recovered.
- Additionally, do not discard any yard debris in the common areas such as leaves, branches, grass clippings, etc. You will be responsible to remove any yard debris if placed in the common area.
- Do not dump rubbish, waste matter, refuse, garbage, trash, dead animals, or other debris of any kind. You will be responsible to remove any debris if placed in the common area.

## Notice to Southern Walk Residents:

Please note that Southern Walk is a separate HOA from Broadlands, and Broadlands HOA staff cannot assist with inquiries related to Southern Walk or Verizon services. Please use the following contacts for all Southern Walk HOA and Verizon-related inquiries:

- FirstService Residential (for assessment questions): Submit a request at Support Services at <https://eastsupport.fsresidential.com/> or call 800-870-0010.
- Connect Portal: Update contact info, view financial and governing documents, and access the meeting calendar at <https://southernwalk.connectresident.com>.
- Verizon (for transition to retail services): 800-837-4966

## Modified Trash & Recycling Collection Schedule During 2025-2026 Holidays

- Thanksgiving Day, Thursday, November 27th: No services will be provided. All Services will be moved to Friday, November 28th.
- Christmas Day, Thursday, December 25th: No services will be provided. All Services will be moved to Friday, December 26th.
- New Year's Day, Thursday, January 1st: No services will be provided. All Services will be moved to Friday, January 2nd.

## Christmas Tree Collection:

- Christmas trees will be collected during the first full 2 weeks of January (January 5th and January 12th) on your yard waste collection day.
- All tinsel and decorations must be removed, and trees should not be placed in plastic bags.
- If a tree is placed curbside for collection on yard waste collection day and is not picked up, please advise residents to LEAVE IT OUT at the curb and collection will be completed as soon as possible.



# The BugMan

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

**Sunday, November 9th**  
**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**





## Thank You for Your Service to Our Country

Kristin McInerney is a retired Navy nurse veteran with a diverse career that has taken her from building field hospitals in the deserts of San Diego as an Ensign to working as a healthcare IT consultant in the DMV. Along the way, she has had the privilege of supporting the Haitian people during their relocation and responding to the tragic events of 9/11... never forget. Her service has been an incredible journey, one that she is very proud to have shared with her daughter, who also served.

Today, Ms. McInerney continues to care for others by walking dogs, housesitting, and volunteering with the Loudoun County Medical Reserve Corps.

*If you see someone in uniform, take a moment to thank them—your appreciation means the world.*





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## To Those in Uniform Serving Today and to Those Who Have Served in the Past, We Honor You Today and Every Day...Thank You For Your Service

Veterans Day is celebrated to honor the people who have served in the United States Armed Forces.

If you happen across a Veteran, please take time to thank them for their service.





## 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](https://firstserviceresidential.myeventscenter.com/broadlands) or the QR code below.

**Registration is open through November 30th.** Please email our Events Manager, Crystal Boswell at [events@broadlandshoa.com](mailto:events@broadlandshoa.com) with any questions.



## Region 1 DECA District Leadership Conference I

The annual Region 1 DECA District Leadership Conference (DLC) event is approaching, and we need your help again this year!

We are seeking volunteers to serve as Event Judges and Event Proctors on Saturday, November 22, 2025.

- This is an in-person event at Briar Woods High School, located at 22525 Belmont Ridge Road, Ashburn, VA 20148
- Volunteers are needed from approximately 8:00am - 1:00pm
- Complete this interest form found at <https://docs.google.com/forms/d/1FAIpQLSfKTDOPp86oydubwn2zHm015Y9ktZyQHBximVUGjX1IMtE9Q/viewform>, if you are available and would like to participate then Select Briar Woods as "How did you hear about DLC?"

Please share this opportunity with others who may be interested in volunteering. Please sign up no later than Friday, November 7th.

## 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-u 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  |
|-----------------------------|---------------|
| November 12th .....         | November 19th |
| December 10th.....          | December 17th |
| January 14th .....          | January 21st  |
| February 11th.....          | February 18th |
| February 25th.....          | March 4th     |

*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).





## November Covenants Corner

We hope that everyone had a safe and happy summer. Now, as we ease into the fall and winter months, we have a few reminders for issues that may need to be brought to your attention:

### Yard Debris:

• Please bag all your leaves and yard debris and dispose of them on yard recycling day, which is only on Mondays. Do not leave them in common areas or rake them into the street. Instead, please bag them or place them in a toter labeled yard waste and place them in front of your property after 5:00 PM on Sunday, the evening before the designated recycling day. We do not provide a service for picking up loose leaves from the street.

### Sidewalk

• Each homeowner is responsible for maintaining their own sidewalks by ensuring that all snow and ice are removed to keep children and residents safe. If you have a school bus stop on your property, please remove the snow in the area where the children must stand so that they do not stand in the street.

### Vehicles:

- All vehicle issues on VDOT streets must be reported to the Loudoun County Sheriff's Office by calling their non-emergency line at 703-777-1021. The HOA has no authority to enforce on a VDOT street.
- Battlefield Towing patrols our community streets during off-hours. They are authorized to tow only vehicles that are parked illegally. This includes vehicles blocking a fire hydrant, parked along a yellow curb designated as a fire lane, or obstructing a sidewalk. No vehicle should be parked in a way that blocks a sidewalk, including those parked in driveways.
- The HOA monitors all other vehicle parking issues on the HOA streets. Please contact the HOA during the hours of 9:00am to 5:00pm at 703-729-9704, option 2, or email [covenants@broadlandshoa.com](mailto:covenants@broadlandshoa.com) to report any parking issues. We will be glad to help you. If you need any additional information regarding our parking rules and regulations, please refer to the Broadlands HOA website

### Safety Issues:

- We suggest you mount and maintain house numbers on your home and mailbox for all emergency vehicles.
- We will begin the night inspections for your pole lights in November. Please make sure your pole lights are in working order. Many of your neighbors walk during the evening hours and need to be able to see where they are walking. The light should come on automatically at dusk and off at dawn. If it does not work, it could be either the bulb, the dusk-to-dawn sensor, or the GFI switch that needs to be reset. Please contact the Covenants Department at 703-729-9704, option 2, or email [covenants@broadlandshoa.com](mailto:covenants@broadlandshoa.com) for help.

Finally, thank you to all our community residents who have worked so hard to improve and maintain your homes this summer. Your cooperation has been an inspiration to us all and a testament to how much you care about the Broadlands Community.

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



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Want to do something about local traffic? Be part of the solution, by carpooling or vanpooling to work. We can help – just go to our website, set up your account, and we'll match you with fellow commuters who have a similar schedule and location. You can even get a guaranteed ride home in case of illness or unexpected overtime. [Get started at Loudoun.gov/commute](http://Loudoun.gov/commute).

**LOUDOUN  
COUNTY  
VIRGINIA**

**Transit and  
Commuter Services**

**LET'S GET YOU WHERE YOU NEED TO GO.**



# BINGO NIGHT!

NOVEMBER 14, 2025

BROADLANDS COMMUNITY CENTER  
43004 WAXPOOL RD



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



EACH ATTENDEE MUST PURCHASE A  
TICKET

\$7 PER TICKET ENTRY INCLUDES A  
SLICE OF PIZZA AND A BEVERAGE

ONLINE REGISTRATION:

[firstserviceresidential.myeventscenter.com](https://firstserviceresidential.myeventscenter.com/broadlands)  
/broadlands

BROADLANDS RESIDENTS AND THEIR GUESTS ONLY



## Don't Forget!

Items and essentials to *always* bring on your adventures.

- 1 Leash & Identification**  
Whenever entering or exiting a park, or on a walk, make sure to always have a leash and that your dog has some form of ID such as a collar tag.
- 2 Water, Water, and WATER!**  
Bring your pet water to stay hydrated! Note that heat stroke can occur in temps as low as 70°F.
- 3 Up-To-Date Vaccinations**  
Protect and prevent potential exposure to diseases: make sure to verify with your vet that your pet's vaccinations are up-to-date.

- |                                                                                   |                                                                                       |                                                                                            |                                                                                                |                                                                               |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <b>1</b> Baron Cameron Dog Park<br>11300 Baron Cameron Ave,<br>Reston, VA 20190   | <b>7</b> Creighton West Dog Park<br>Creighton Rd,<br>Leesburg, VA 20175               | <b>13</b> Fort Ethan Allen Dog Park<br>3829 N Stafford St,<br>Arlington, VA 22207          | <b>19</b> James Hunter Dog Park<br>1230 N. Hartford St,<br>Arlington, VA 22204                 | <b>25</b> Shirlington Dog Park<br>2710 S. Oakland St,<br>Arlington, VA 22206  |
| <b>2</b> Benjamin Banneker Dog Park<br>1700 N Sycamore St,<br>Arlington, VA 22205 | <b>8</b> Landsdowne Town Center<br>19350 Winmeade Dr,<br>Leesburg, VA 20176           | <b>14</b> Gateway Dog Park<br>1300 Langston Blvd,<br>Arlington, VA 22209                   | <b>20</b> Lovettsville Community Park<br>39550 Lovettsville Park Dr,<br>Lovettsville, VA 20180 | <b>26</b> South Riding Dog Park<br>25166 Elk Lick Rd,<br>Chantilly, VA 20152  |
| <b>3</b> Ben Brenman Dog Park<br>4800 Brenman Park Dr,<br>Alexandria, VA 22304    | <b>9</b> Dulles Gateway Dog Park<br>4508 Upper Cub Run Rd,<br>Chantilly, VA 20151     | <b>15</b> Glencarlyn Dog Park<br>301 S. Harrison St,<br>Arlington, VA 22204                | <b>21</b> Mason District Dog Park<br>& Alpine Drive, Pinecrest Pkwy,<br>Annandale, VA 22003    | <b>27</b> South Run Dog Park<br>7550 Reservation Dr,<br>Springfield, VA 22153 |
| <b>4</b> Blake Lane Dog Park<br>10033 Blake Ln,<br>Oakton, VA 22124               | <b>10</b> Dulles Station Community<br>13707 Sayward Blvd,<br>Herndon, VA 20171        | <b>16</b> Grist Mill Dog Park<br>4710 Mt. Vernon Memorial Hwy,<br>Alexandria, VA 22309     | <b>22</b> Monticello Dog Park<br>5315 Guinea Rd,<br>Fairfax, VA 22032                          | <b>28</b> Towers Dog Park<br>801 S. Scott St,<br>Arlington, VA 22204          |
| <b>5</b> Carlyle Dog Run Dog Park<br>450 Andrew's Ln,<br>Alexandria, VA 22314     | <b>11</b> Franklin Park Dog Park<br>17501 Franklin Park Dr,<br>Purcellville, VA 20132 | <b>17</b> Hal & Berni Hanson Off-Leash<br>41871 Correspondent Dr,<br>Stone Ridge, VA 20105 | <b>23</b> Olde Izaak Walton Dog Park<br>850 Davis Ct SE,<br>Leesburg, VA 20175                 | <b>29</b> Utah Dog Park<br>3191 S. Utah St,<br>Arlington, VA 22206            |
| <b>6</b> Chandon Dog Park<br>0161 19 D1,<br>Herndon, VA 20170                     | <b>12</b> Fort Barnard Dog Park<br>2050 S. Walter Reed Dr,<br>Arlington, VA 22204     | <b>18</b> Hal & Berni Hanson Wooded<br>XFG3+CH,<br>Brambleton, VA 20105                    | <b>24</b> Rock Hill District Dog Park<br>15150 Old Lee Rd,<br>Chantilly, VA 20151              | <b>30</b> Westgrove Dog Park<br>6801 Fort Hunt Rd,<br>Alexandria, VA 22307    |



# Pup Pawsport

Dog Parks | Trails | Adventures | & More!



● OFF-LEASH DOG PARKS

● DOG FRIENDLY ADVENTURES

1 Algonkian Regional Park  
47001 Fairway Dr,  
Sterling, VA 20165

2 Ball's Bluff Battlefield  
Balls Bluff Rd NE,  
Leesburg, VA 20176

3 Banshee Reeks Preserve  
21085 The Woods Rd,  
Leesburg, VA 20175

4 Basil Newman Riverfront  
44105 Heron Way,  
Lansdowne, VA 20176

5 Bears Den Overlook  
18393 Blue Ridge Mtn Rd,  
Bluemont, VA 20135

6 Burke Lake Park  
7315 Ox Rd,  
Fairfax Station, VA 22039

7 Chessie's Trail  
6601 Telegraph Rd,  
Alexandria, VA 22310

8 Claude Moore Nature Center  
21544 Old Vestals Gap Rd,  
Sterling, VA 20164

9 Cub Run Stream Valley Trail  
0534 06 D,  
Centreville, VA 20120

10 Daniels Run Park  
9800 Barlow Rd,  
Fairfax, VA 22031

11 Dora Kelley Nature Park  
5750 Sanger Ave,  
Alexandria, VA 22311

12 Ellanor C. Lawrence Park  
5040 Walney Rd,  
Chantilly, VA 20151

13 Fountainhead Regional Park  
10875 Hampton Rd,  
Fairfax Station, VA 22039

14 Mount Vernon  
3200 Mount Vernon Mem. Hwy,  
Mt Vernon, VA 22121

15 Great Falls Park  
9200 Old Dominion Dr,  
McLean, VA 22102

16 Hemlock Overlook Park  
13220 Yates Ford Rd,  
Clifton, VA 20124

17 Hidden Oaks Nature Center  
7701 Royce St,  
Annandale, VA 22003

18 Huntley Meadows Park  
3701 Lockheed Blvd,  
Alexandria, VA 22306

19 Lake Anne Blue Trail  
1608-1618 Wiehle Ave,  
Reston, VA 20190

20 Mason Neck State Park  
7301 High Point Rd,  
Lorton, VA 22079

21 Red Rock Wilderness Overlook  
43098 Edwards Ferry Rd NE,  
Leesburg, VA 20176

22 Reservoir Park  
22211 Water Vis Dr,  
Ashburn, VA 20148

23 Rocky Run Stream Valley Trail  
12826 Mt Royal Ln,  
Fairfax, VA 22033

24 Scott's Run Nature Preserve  
7400 VA-193,  
McLean, VA 22102

25 South Village Trail  
25634 Elk Lick Rd,  
South Riding, VA 20152

26 Sugarland Run Stream Valley Trail  
12200 Parkstream Terr,  
Herndon, VA 20170

27 Sweet Run State Park  
11661 Harpers Ferry Rd,  
Hillsboro, VA 20132

28 Pohick Stream Valley-Burke Trail  
9495 Burke Rd,  
Burke, VA 22015

29 W & OD Trail  
209 State Rte 690,  
Purcellville, VA 20132

30 Wolf Trap Loop Trail  
Unnamed Rd,  
Vienna, VA 22182

# Tennis & Pickleball News

**From the Director of Broadlands Tennis, Alex Angiolillo, Blue Chip Tennis**

The renovation project for the Claiborne Tennis Courts is nearing completion. Since September, the light bases surrounding the courts have been reset and properly cemented to ensure stability and prevent sagging due to soft soil. Additionally, fencing has been installed to enclose the walkway between Courts 2 and 3, along with a gate for easier access to the tennis courts. The walkway has also been paved with asphalt, replacing the previous grass surface. The final phase of the project, which involves adding the new court colors and lines, is scheduled to be completed in Spring 2026. In the meantime, temporary lines will be painted on the courts to allow for usage throughout the winter.

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 for booking. Please refer to the updated policies listed in Court Reserve. For any questions, please reach out to me directly, aangiolillo@bluechiptennis.net .

With Fall 2 programs in full swing and nearing the end of the outdoor season, I would like to thank everyone involved who helped grow Blue Chip's racquet programs. Without your support, we would not be where we are.

*From Alex, Fred, Mo & Randy, your Broadlands Blue Chip team, we thank you.*

## Upcoming November Events: November 14th & November 15th, The Weekend To Give Thanks

Friday, November 14th, 6:00pm-8:00pm, Adult Pickleball Social at Stonehouse Courts — Thankful Pickleball Social

Free for Residents & Non-Residents of Broadlands & Juniors aged 10-16. A cooler of NA beverages & light refreshments will be provided by Blue Chip. Please bring a potluck Thanksgiving themed dish to share & dress up in your best Thanksgiving attire- hat, sweaters and all! Join Fred & Mo for a fun evening of pickleball round robin, up the river down the river and meet fellow Blue Chip pickleball players. Please be sure to register via Court Reserve as spots are limited!

## Save The Date For:

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

- Back by popular demand! Free for Residents &

Non-Residents. This community fundraiser helps raise food insecurity awareness for Loudoun Hunger Relief in Leesburg by combining donated canned goods with a round robin pickleball tournament. Beginner, intermediate, & advanced brackets available. Admission for the fundraiser is 5 canned goods per person. More canned donations are encouraged. Register at <https://www.broadlandshoa.org/events-sports/tennis-pickleball/>.

## Blue Chip Broadlands partners with Worldgate Athletic Club & Spa for indoor Winter Sports Pass.

Mid-to-late November signals the transition for indoor tennis & pickleball. Blue Chip has partnered with Worldgate Athletic Club to run their indoor tennis & pickleball programming. If you are looking for indoor racquet sports activities from November-April, we offer a 6-month indoor sports membership with access to a variety of racquets & pickleball programs. For more information and inquiries please email us, worldgate@bluechiptennis.net.

## Community Player Spotlights

### Tennis...Eli Moody

Alex is happy to announce Eli Moody as Blue Chip's November Tennis Player of the Month! Since working with Eli, Alex has been impressed by his continuous dedication, enthusiasm, and positivity that he brings to each clinic. Eli has shown tremendous improvement in a very short amount of time and is able to constantly uplift everyone else around him and display an upbeat, positive attitude. Keep working hard, Eli, your tennis career is just getting started!



### Pickleball- Namish Tiwari

This month, we're thrilled to highlight Namish Tiwari, one of Broadlands' standout pickleball players! Namish is known not only for his impressive skills on the court but also for his exceptional sportsmanship and positive attitude. Always encouraging others and leading by example, he embodies the spirit of community that makes Broadlands Outdoor Pickleball so special. Thank you, Namish, for your dedication, enthusiasm, and support. We're lucky to have you as part of our pickleball family!





BROADLANDS

A visit with Santa At Broadlands

# WINTER WONDERLAND

FRIDAY, DECEMBER 5TH 4PM-8PM  
HOA OFFICE PARKING LOT

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

SANTA  
WILL BE  
INSIDE

BROADLANDS  
RESIDENTS ONLY

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

# FOOD DONATION DRIVE

## YEAR-ROUND DONATION DROP OFF

Help reduce food insecurity in our area by donating **NON-PERISHABLE** food items. Broadlands is partnering with **Dulles South Food Pantry** and **Fueled** by providing a drop off spot for food donations. The items listed below are in need and can be dropped off in the bin inside the lobby at the HOA office located at 21907 Claiborne Parkway.



*Neighbors Feeding Neighbors*

- Baby Food
  - Oats
  - Canned Soup
  - Single Serve Snacks
  - Whole Grain Pasta
  - Peanut Butter/Jelly
- Needed items change often,  
please see details at [dsfp.org](http://dsfp.org)**



- Cup Noodles
  - Granola Bars
  - Popcorn
  - Fruit Crisps
  - Goldfish/Cheez-Its
  - Baked Chips
- Please see details at  
[loudouneducationfoundation.org](http://loudouneducationfoundation.org)**



Items can be dropped off Monday-Friday, 9am-5pm or by appointment after hours. Please email Julie for appointments or general inquiries: [Julie@Broadlandshoa.com](mailto:Julie@Broadlandshoa.com)



# When Your Child or Teen May Need Help from a Mental Health Professional

**Submitted By: Michelle Poynter, PhD, Licensed Clinical Psychologist and Nationally Certified School Psychologist, Clarity Psychological Services**

Seeking mental health services can be overwhelming and stressful for anyone, but when it comes to your child or adolescent, the stakes may seem higher, and the process can feel even more daunting. From recognizing when help is needed, navigating insurance, choosing the right provider, and deciding on the appropriate services, to having the conversation with your child and fitting everything into a busy schedule, it can seem like an uphill battle. This article walks you through the first crucial step: identifying when psychological services might be beneficial for your child or adolescent. You're not alone—help is available, and early intervention is key.

Research consistently shows that early mental health awareness for children and adolescents is essential. Studies highlight the positive impact early interventions can have on long-term outcomes. Identifying mental health concerns early allows caregivers, teachers, and healthcare professionals to take action before problems escalate, potentially preventing more severe challenges later in life.

## Warning Signs and Symptoms

Recognizing when your child might need support from a licensed mental health provider can be tricky. However, certain behavioral changes or symptoms are indicators that extra help could be necessary. These signs often point to a significant shift in a child's typical behavior or functioning, and they may be affecting multiple areas of their life, such as school performance, home dynamics, or self-esteem. Below are some common warning signs to watch for. Note that these signs are not listed in order of significance, and looking for patterns or a combination of symptoms over time is important.

### 1. Mood Changes

Rapid or intense mood swings—shifting from happiness to sadness, irritability, or anger—can be red flags. Watch for withdrawal from activities your child once enjoyed. Mood changes can also be tied to sleep and attention issues, such as difficulty staying awake or feeling excessively tired.

### 2. Attention and Focus Issues

Difficulty concentrating, excessive distractibility, restlessness, or trouble completing tasks can indicate an underlying concern. Notice if your child is struggling to focus on schoolwork, follow through on multistep tasks, or engage in activities that require sustained attention.

### 3. Sleep Disturbances

Problems with sleep—whether it's trouble falling asleep, staying asleep, or sleeping excessively—can be linked to emotional distress or broader mental health concerns.

### 4. Changes in Eating Habits

Significant changes in eating patterns—such as eating less or withdrawing from meals, or conversely, overeating—can potentially suggest mental health struggles. Likewise, rapid or excessive weight changes may indicate a need for intervention.

### 5. Physical Complaints

Physical symptoms, such as headaches, stomach aches, dizziness, chest pain, or muscle tension can sometimes be the body's way of expressing emotional pain or distress. These symptoms should not be ignored, as they can be

linked to internalizing mental health problems.

### 6. Behavioral Concerns

Aggressive behavior, defiance of rules, tantrums, or disruptive conduct are behaviors that likely require attention. Social withdrawal or isolation, difficulty maintaining relationships, or avoiding social situations can also be significant indicators. In some cases, behavioral regression (e.g., a child reverting to earlier stages of development like bedwetting or thumb-sucking) can indicate severe distress. In children, this can commonly look like tantrums, increased clinginess, baby talk, bedwetting, thumb-sucking, or difficulty sleeping or eating. Adolescents may also revert to bedwetting, finger and thumb-sucking, or language regression, as well as increased dependence on caregivers and decreased independence.

### 7. Academic or School Performance Issues

Changes in academic performance—declining grades, missing school, or lack of participation are important to note. Keep an eye out for a loss of interest in school or social activities as well.

### 8. Risky Behaviors

Increased substance use, risky sexual behaviors, or expressions of self-harm or thoughts of death are notable and serious warning signs. Any talk or behaviors related to harming oneself or others should be taken seriously and addressed immediately.

## The Role of Parents and Caregivers in Identifying Mental Health Needs

The earlier you seek help, the better the outcome for your child. Early intervention can prevent minor concerns from growing into more serious mental health problems. It can also foster healthy long-term habits, improve academic performance, strengthen social skills, and provide support for the entire family unit. Parents are often the first to notice when something is wrong. They are in the best position to observe changes in behavior, mood, and functioning. Other trusted adults involved in your child's life—such as teachers, coaches, and close family members—can also offer valuable perspectives on your child's well-being across different settings. Trust your instincts. If something doesn't feel right, don't ignore your intuition, and instead seek professional help. You don't need to wait for things to get worse before taking action. Licensed mental health professionals are rigorously trained to assess and address these concerns, and seeking help early can lead to better outcomes for your child and your own peace of mind.

Seeking psychological services is an important step in supporting your child's well-being. While it may feel like a challenging process, remember that help is available, and you're not alone. Early identification of mental health concerns, followed by the appropriate intervention, can significantly improve your child's mental health, resilience, and overall quality of life. If you're concerned, don't hesitate to reach out—psychological services are available to help you and your family navigate challenges.

For more information, visit: [www.claritypsychological.com](http://www.claritypsychological.com).



BROADLANDS

# Holiday Market

Saturday, December 6th  
11:00 AM - 3:00 PM

HOA Admin Office Parking lot  
21907 Claiborne Parkway

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

Rain date: Sunday, Dec 7th. Same time and location.

Park at SouthernWalk Pool or along Village Drive



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





## Tips for Safe Nighttime Driving

**Source: Community Association Institute**

*Driving at night can be tricky—especially through neighborhoods or dimly lit landscapes—so it's important to keep in mind a few basic guidelines to make sure you and your vehicle are both well-prepared for the trip. Consider the following suggestions to help you get to your destination safely.*

### Ensure Headlights Are Aimed Properly

If you think your headlights are casting light too far above or below your line of vision on the road, you may need to adjust their aim. You can do this either by following instructions in your vehicle owner's manual or seeking help from a vehicle maintenance professional.

### Dim Dashboard Lights

Most vehicle makes and models come with a dimmer for the instrument panel. Make sure it's set to the lowest brightness to limit distraction. Also, turn off overhead or visor lights while driving, which can also limit visibility at night.

### Beware of Tinted Glasses

Yellow lenses sold to enhance nighttime driving could actually decrease visibility instead of amplify colors and objects. If you wear prescription lenses, opt for an anti-reflective coating and clean them thoroughly and frequently to optimize effectiveness at night.

### Learn How to Spot Animals and Objects

While driving at night, be on the lookout for wildlife creatures' eyes, which can easily be spotted as pairs of glowing retinas. Animals' eyes—like raccoons or deer—typically will reflect the light from your headlights long before their true shapes come into view.

### Don't Focus on Headlights in Oncoming Traffic

Keep your eyes on the road in front of you and avoid looking into the headlights of oncoming traffic—especially if you notice a car using the high-beam headlight setting. If the headlights on the car behind you cause a glare in your rearview mirror, adjust the mirror.

### Clean Your Windshield

Use a clean microfiber cloth or newspaper to clean the windshield—inside and out. Make sure the windshield is free of streaks and smudges before driving at night, and try to avoid wiping window condensation with your hands. Fingerprints and oils from your skin can cause streaks that limit visibility in the dark.

### Know When to Use Your Fog Lights

Many vehicles come equipped with fog lights, which typically are located underneath the front headlights and are aimed low, where fog usually appears on the road. Fog lights can also be useful on a particularly dark road to further illuminate your path.

### Adjust Your Exterior Mirrors

Pointing your side-view mirrors down slightly can help reduce glare from other drivers' headlights and still allow you to see by tipping your head forward a few inches.

### Have Your Eyes Checked

Your ability to scan the landscape while driving at night is crucial for safety, rather than concentrating on just one spot. Visit your eye doctor for regular checkups to determine whether prescription lenses could help you see better at night.



# 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 November 12th 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 will start planning next year's concerts in January. To ensure these concerts are a success, the Committee relies greatly on volunteers. For volunteer opportunities, reach out to Jason at [BroadlandsLive@broadlandshoa.com](mailto:BroadlandsLive@broadlandshoa.com).

## 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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Windows**

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**HODGES**  
WINDOWS & DOORS

**ProVia**  
THE PROFESSIONAL WAY



# BROADLANDS



## CALLING ALL STUDENTS

**Get Involved, Give Back, and Have Fun!**

Are you looking for a fun and rewarding way to earn community service hours - **without leaving your neighborhood?**

### **Volunteer with Broadlands Events!**

Your volunteer hours count toward school-required community service while giving back to your local community.

### **Who can volunteer?**

Students ages 14 and up who want to make a difference in their community!

### **Why volunteer?**

- Earn community service hours **without traveling far**
- Build experience for college applications & job resumes
- Learn more about **event management** as a career
- Meet new friends & build leadership skills
- Make a positive impact in your neighborhood

### **What will you do?**

- ✓ Assist with event setup & breakdown
- ✓ Help run activities & games
- ✓ Support vendors & guests
- ✓ Be part of exciting community events like: Trivia nights, Broadlands LIVE!, Winter Wonderland, etc.

### **Ready to sign up?**

Look for volunteer opportunities on our website at:  
<https://www.broadlandshoa.org/community-events/>



For questions, contact Crystal Boswell at [events@broadlandshoa.com](mailto:events@broadlandshoa.com)



## VDOT News

With the school year underway and daylight hours shortening, pedestrians face an increased risk, so the Virginia Department of Transportation (VDOT) is reminding everyone to be extra cautious and alert and follow the rules of the road so everyone reaches their destination safely.

Pedestrians are among the most at-risk road users because they lack the protection of a vehicle. Crashes involving pedestrians have continued to climb in Virginia over the last several years, increasing 43% between 2020 and 2024. In the last decade, there were more than 39,000 crashes involving pedestrians, and more than 1,300 pedestrians died.

About 45% of pedestrian fatalities occur at or within 150 feet of an intersection. Of those, 75% are people crossing the roadway, and 70% occurred during darkness. Of the 55% of fatalities between intersections, 40% are people crossing, and 80% occurred when dark.

Marked crosswalks are intended to provide pedestrians with a visible and detectable place to cross the road. Most crosswalks are at intersections with stop signs or traffic signals and may have supplemental pedestrian signing; however, crosswalks may also be installed between intersections. Drivers most expect to see pedestrians on the road within intersections and mid-block crosswalks.

Pedestrians may decide to cross mid-block rather than walk to the nearest intersection or marked crosswalk to get across the street for a variety of reasons, including speed limit, the number of lanes, traffic conditions, and how much time would be saved by crossing between intersections, according to research done by Old Dominion University and funded by VDOT's Virginia Transportation Research Council. The council published a study last year examining the factors influencing pedestrian decisions to cross at mid-block locations without a marked crosswalk and identifying potential countermeasures to enhance pedestrian safety.

Given the increasing number of severe pedestrian crashes, with many involving people crossing the roadway, VDOT has focused dedicated federal and state safety funding on upgrading signalized intersections to provide crosswalks, adding crosswalks at stop-controlled intersections and mid-block locations with a tendency for people to cross. Where needed, median refuge islands and curb ramps are included in those projects. Other construction funding sources are providing new pedestrian and bicyclist facilities, traffic calming and intersection enhancements for pedestrian safety. VDOT has a few reminders for pedestrians and motorists to help everyone get where they're going safely.

### If You're Driving:

- Anticipate pedestrians at intersections and mid-block marked crosswalks.
- Stop and yield for pedestrians in crosswalks.
- When turning, your line of sight may be obstructed, so look multiple times in all directions to yield the right of way to pedestrians.
- Put your phone away and pay attention so you're alert if pedestrians enter your path.
- Follow the posted speed limit and adjust to traffic and weather conditions.
- Be cautious when passing stopped buses or other vehicles that can block your view of pedestrians who may enter the roadway.

### If You're Walking:

- Cross the street at intersections or crosswalks, where drivers are most expected to see pedestrians. Follow the pedestrian signal instructions, and look left, right, and then left again before crossing. If the pedestrian signal is flashing DON'T WALK, do not enter the crosswalk, as the message allows enough time for people already in the crosswalk to complete their crossing.
- Make eye contact with drivers before crossing the street to ensure the driver is aware of you.
- Use sidewalks or paths, and if there isn't one, walk on the left side of the road facing oncoming traffic as far from traffic as possible.
- When walking, keep your eyes on the road, be aware of traffic, and listen for any vehicles. Minimize the time spent on electronic devices and ensure that the volume is kept low.
- Dress to be seen. Especially at night; don't wear dark clothing and use reflective materials and a light when feasible.

## 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 |
|---------------------------------------|--------------|

#### 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..... | SWHOA.COM      |

### PUBLIC INFORMATION

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

### SCHOOLS - BROADLANDS

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

## 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. Visit [www.oxenacres.com](http://www.oxenacres.com). Email: [service@oxenacres.com](mailto:service@oxenacres.com) or phone: 571-291-4567.

## MARKETPLACE/ PROFESSIONAL SERVICES DMV FINANCIALS LLC:

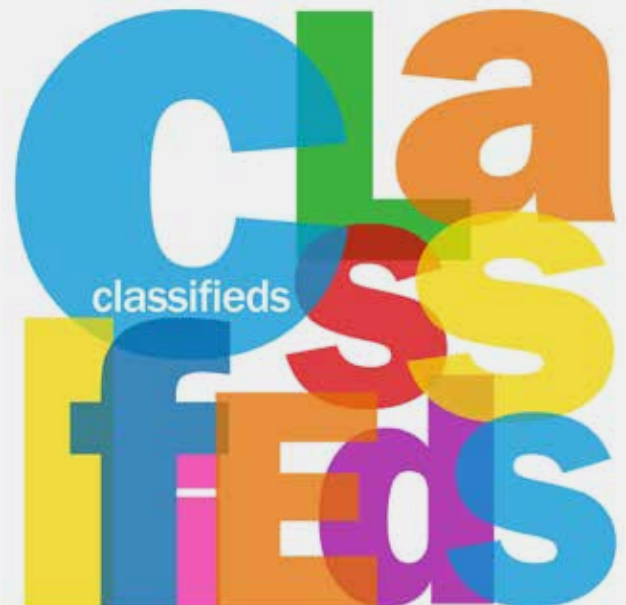
Secure your family's future with professional estate planning and financial literacy guidance. Learn to protect your assets and empower loved ones through thoughtful preparation. Start today with personalized strategies tailored to your legacy and retirement goals. Please contact Prem Goel at 571-214-7736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

## MARY KAY:

Holiday skincare essentials! Get ready for the season of celebration with *TimeWise Repair® Volu-Firm® Set*. This powerful skincare regimen targets the visible signs of aging, keeping your skin festive and flawless for all those holiday photos. 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: 800-870-0010 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)

## Advertising Directory

### ENTERTAINMENT

StageCoach Theatre Company ..... 32

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### REAL ESTATE

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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<br>Month<br>to Month | PRICE<br>6+ Months<br>Prepaid Discount | PRICE<br>12+ Months<br>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 |
|---------------------------------------|-------|-------|-------|

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|                                                |       |       |       |
|------------------------------------------------|-------|-------|-------|
| • 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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