

DECEMBER 2025

BROADLANDS

Official Newsletter of the Broadlands Homeowners Association

Our Neck of the Woods

Happy Holidays

Please see 2026 monthly assessments on page 11 and budget on page 16

KEEP YOUR HOME SAFE AND SECURE ALL WINTER LONG!

**\$1025 OFF FULL ROOF
OR SIDING REPLACEMENT**

*Minimum Project \$9900. Promotional offers
cannot be combined. Sale Ends 12/31/25*

FREE Roof Check-up!



Scan
Me!



Financing Available

ROOFING ★ SIDING ★ WINDOWS ★ DOORS ★ GUTTERS

571.569.4665

www.pondroofing.com



**SERVICE
SPECIALTIES**
INC.
AIR CONDITIONING • HEATING • PLUMBING

**HEATING | COOLING
PLUMBING SPECIALISTS**

Our heating, cooling,
and plumbing services
have been keeping
Northern Virginia families
comfortable since 1979.

*Visit our website to see
more special offers.*

\$69
**HEATING INSPECTION
SPECIAL**

\$50 OFF
PLUMBING REPAIR



703.991.5163 ssihvac.com
LOCATED IN CHANTILLY, VA



BROADLANDS



IN THIS ISSUE:

Winter Wonderland	8
Holiday Market	9
Dog Owner Etiquette	10
2026 Assessments Breakdown	11
Winter Pet Safety	15
SWHO A Dissolution Update	15
2026 Budget	16-21
Local Holidays Events	22
New Wildflower Library	23
Finding Gratitude and Harmony This Holiday Season	25
This and That	26
Gearing for Winter Weather	27

EVERY MONTH

Board of Directors Meeting Info	3
This Month's Calendar	4
Manager's Message	5
Modifications Information	12
Covenants Corner	13
Clubs & Groups	24
Useful Numbers	27
Classifieds	28
HOA Contacts	29
Advertiser Directory	30

Board of Directors Upcoming Virtual Meeting

Tuesday, December 9th - 6:00pm

Board Meetings Information

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

Board of Directors November 11th Virtual Meeting Highlights

- Approved the minutes of the October 14, 2025 Board Meeting
- Requested a meeting with Supervisor Sylvia Glass regarding the Truro Parish Drive renaming
- Approved a proposal for annual meeting software from The Inspectors of Election
- Approved a request to host the Boxers & Briefs 5K from mb LoGistics
- Approved the 2026 Budget and assessments
- Appointed all current Board members to the Covenants Committee
- Discussed converting the Rickenbacker pond fountain to solar
- Approved a proposal for snow stakes from HLS
- Discussed an update from Southern Walk HOA
- Partially approved a violation fee waiver request
- Approved the write off of uncollectible debt
- Held fifteen hearings and assessed charges for outstanding violations

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

DECEMBER

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

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

Season's Greetings!

Dear Residents,

As December arrives and the year draws to a close, I want to take a moment to reflect on our wonderful community and share some festive cheer.

This season is a time for connection, celebration, and gratitude. Whether you're decking the halls, lighting candles, or simply enjoying cozy evenings with loved ones, I hope your home is filled with warmth and joy.

We saw the successful completion of several projects that have enhanced the quality of life for everyone here, such as the complete rebuild of the Claiborne tennis courts and the repaving and crack-filling on miles of community trails.

We've seen incredible

participation in neighborhood events, improvements to shared spaces, and

a growing sense of

camaraderie. Our team

worked tirelessly alongside the Board of Directors and dedicated volunteers to make these projects possible, ensuring that each effort reflected the collective vision of our community. It has been deeply rewarding to witness the positive impact these enhancements have had on our residents, young and old alike. Thank you to everyone who volunteered, attended meetings, and contributed ideas—your involvement makes our community stronger.

Holiday Reminders

• **Decorations:** Feel free to express your holiday spirit! Just a gentle reminder to keep walkways clear and decorations safe and to remove them within 30 days of the holiday.

• **Trash & Recycling:** Recycling and trash pickup schedules will shift due to holidays—please check page 7 of the newsletter and also the website at broadlandshoa.org.

• **Noise & Parking:** As guests come and go, let's be mindful of parking rules and keep noise levels respectful.

Let's make 2026 an unforgettable year, filled with celebration, reflection, and excitement for what the future holds.

Upcoming Events

• Winter Wonderland

- Friday, December 5th, 4:00–8:00 PM
- HOA Administrative Office and Parking Lot,

Enjoy an afternoon of fun with hot chocolate, crafts, treats, entertainment, and a visit from Santa! Note: This event is held both indoors and outdoors, so please dress appropriately. Saint Nick will be seated inside for picture taking.

• Holiday Market

- Saturday, December 6th, 11:00 AM–3:00 PM
- HOA Administrative Office and Parking Lot, 21907 Claiborne Parkway

Looking for the perfect gift? You'll find plenty of unique holiday treasures from our amazing market vendors—shop local and spread the cheer! You'll

also enjoy a festive atmosphere with a DJ, face painting, bouncy house, and more! This is an outdoor event, please dress appropriately.

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

On behalf of the Board of Directors and our entire management team, I wish you and your loved ones a safe, joyous holiday season filled with warmth, laughter, and cherished memories. May the New Year bring continued happiness, prosperity, and new opportunities for connection.

Let's make 2026 an unforgettable year, filled with celebration, reflection, and excitement for what the future holds.

Sarah

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



Ask about
our winter
discount.

Trust the experts.

- Interior & Exterior Painting
- Kitchen Cabinet Painting/Refinishing
- Carpentry
- Wallcovering Installation/Removal
- Plaster/Drywall Repair



**Tech
Painting
Co**
SINCE 1987



No reliance on sub-contractors.
Work warranty.
Licensed and Insured.



WWW.TECHPAINTING.COM

Parking Reminders

All residents and visitors shall observe and abide by the Broadlands Association, Inc. Parking Regulations and those of State and Loudoun County authorities. Vehicles parked in violation of any such regulations may be towed at the owner's sole risk and expense.

The following are frequently observed violations:

- Parking within 15 feet of a fire hydrant.
- Parking within 10 feet on either side of a mailbox.
- Parking within 20 feet of the intersection of curb lines or, if none, within 15 feet of the intersection of property lines at an intersection.
- Parking along a yellow curb or no parking sign area.
- Vehicles with invalid or expired registration/tags/inspections.
- Out-of-state vehicles parked, garaged, or stored in Loudoun County for 30 days that are not registered with Loudoun County.
- Junk or derelict vehicles (i.e. flat tire, missing wheels, doors, wrecked or smashed body parts, etc.)
- Commercial or recreational vehicles (trucks, campers, boats, etc.) parked in open view.
- Displaying "For Sale" sign on the vehicle on any Private Streets, Roadways or Common Area.
- Parking vehicle without state license or state inspection.

January Bingo

Save the date for our first in 2026!

Join us for a Disney themed Bingo on Friday, January 30, 2026 at 6:00pm at the Community Center, 43004 Waxpool Road.

Bring the family out for an evening of fun and wear your favorite Disney character attire. The cost is \$7.00 per person. Each ticket includes 10 rounds of bingo, a slice of pizza, and a beverage.

Join Broadlands Naturally and Wild Ones NoVa for a Winter Seed Sowing Workshop!

Saturday, January 17th
9:30am -11:30am

Community Center
43004 Waxpool Road

\$5.00 activity fee

Sign up at: <https://www.eventbrite.com/e/winter-sowing-workshop-i-hosted-by-wild-ones-tickets-1967602511077?aff=oddtcreator>



Modified Trash & Recycling Collection Schedule During 2025-2026 Holidays

- 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.

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



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!

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)

52 Years Strong – Built On Trust While Others Come And Go!

GARAGE DOOR PROBLEMS **FIXED FAST!**

Broadlands Homeowners... For over 52 years, our company has been the name people count on. Through economic ups and downs, changing trends, and countless competitors who have come and gone, we've remained a trusted cornerstone in the **Broadlands** community. Call us today to take advantage of our **Cold Weather Garage Door Tune-up.**



Savings Coupon
UP TO **\$200 OFF**
SELECT NEW GARAGE DOORS
FROM ACADEMY DOOR & CONTROL

Savings Coupon
\$20 OFF
TUNE-UP SERVICE
FROM ACADEMY DOOR & CONTROL

- Delivering Results For Over Half a Century
- Professional and Certified Technicians
- We Fix Any Garage Door Problem
- We Install New Garage Doors
- We Install New Garage Door Openers
- We Replace Broken Springs
- We Replace Broken Cables
- We Replace Garage Door Rollers
- We Offer An Unbeatable Guarantee

ACADEMY

DOOR & CONTROL CORP.

1973 • CELEBRATING 50 YEARS • 2023

www.AcademyDoor.com

**SAME DAY & 24 HOUR EMERGENCY
SERVICE 365 DAYS A YEAR!**

**Have A Question? Call us...
We're Here TO HELP YOU**

703 596-8987



Roofing, Windows, Siding and Gutters

augustineroofing.com

703.281.ROOF

\$350 OFF

All Services

\$75 OFF

All Repairs

FREE INSPECTIONS

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.

Assessment Breakdown

Unit Type 2026 Rate

All Home Types - Common	
General Assessment Total	\$87.00
Single Family/VDOT Streets	
General Assessment	\$87.00
Single Family Trash Assessment	\$31.00
Single Family VDOT Street Total Monthly Assessment	\$118.00
Hillside SF Homes VDOT Streets	
General Assessment	\$87.00
Single Family Trash Assessment	\$31.00
Hillside Private Lawn Maintenance Assessment	\$66.00
Hillside SF Home VDOT Street Total Monthly Assessment	\$184.00
Single Family/Private Streets	
General Assessment	\$87.00
Single Family Trash Assessment	\$31.00
Single Family Private Street Assessment	\$28.00
Single Family Private Street Total Monthly Assessment	\$146.00
Courtyard/Hillside Private Street Homes	
General Assessment	\$87.00
Single Family Trash Assessment	\$31.00
Single Family Private Street Assessment	\$28.00
Courtyard Homes Private Lawn Maintenance Assessment	\$66.00
Courtyard/Hillside Private Street Total Monthly Assessment	\$212.00
Town Homes	
General Assessment	\$87.00
Townhome Trash Maintenance Assessment	\$24.00
Townhome Grounds and Road Maintenance Assessment	\$23.00
Townhome Total Monthly Assessment	\$134.00
Villa Town Homes	
General Assessment	\$87.00
Townhome Trash Maintenance Assessment	\$24.00
Townhome Grounds and Road Maintenance Assessment	\$23.00
Villa Private Lawn Maintenance Assessment	\$25.00
Villa Total Monthly Assessment	\$159.00
Demott & Silver Town Homes	
General Assessment	\$87.00
Townhome Trash Maintenance Assessment	\$24.00
Townhome Grounds and Road Maintenance Assessment	\$23.00
D&S Private Lawn Maintenance Assessment	\$36.00
D&S Town Home Total Monthly Assessment	\$170.00
Demott & Silver Condominiums	
General Assessment	\$87.00
Trash Maintenance Assessment	\$24.00
Common Grounds and Road Maintenance Assessment	\$23.00
Demott & Silver Condo Total Monthly Assessment	\$134.00
Villages and Signature Condominium Monthly Assessment	
Condo Total Monthly Assessment	\$87.00
Multi-Family Units (Apartments)	
Class E Apartment Unit Assessment	\$63.01

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, 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 or 703-520-9902. The Committee meets virtually at 7:00pm on the first and third Wednesdays of the month March-October and the third week of the month November-February. *If you wish to attend a meeting, contact Robin Crew, rcrews@broadlandshoa.com.* Applications must be submitted by noon on the Wednesday before the meeting by emailing them to rcrews@broadlandshoa.com or delivering them to the HOA Office drop box at 21907 Claiborne Parkway.

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



Modifications Subcommittee Submission and Meeting Dates

Submission Deadline By Noon	Meeting Date
December 10th.....	December 17th
January 14th	January 21st
February 11th.....	February 18th
February 25th.....	March 4th
March 11th	March 18th

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

Are You Selling Your Home?

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

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

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

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

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



December Covenants Corner

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

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

- Ensure that your flower beds are tidy and that your bushes and trees are properly trimmed.
- As leaves fall, keep your yard tidy by raking and bagging them or mowing them into mulch. Also, keep any storm drains around your property free of leaves and debris. **DO NOT BLOW YOUR LEAVES INTO THE STREETS OR ON YOUR NEIGHBORS' PROPERTIES.**
- Make sure that your mailbox is in good shape. If your mailbox post needs attention, give it a fresh coat of stain with an HOA-approved color or replace the post with a new one. You may want to use Main Street Mailboxes, 571-379-8454. See for details www.broadlandshoa.org/mailboxes.
- The association, along with our landscapers and arborists, inspects the properties for limbs and branches that block sidewalks and street signs, and notifies homeowners of these issues. If you still see any problems, please contact the Covenants Department at 703-520-9903 so that we can resolve them.

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

Additionally, during the daytime, we will check the light poles to ensure they are properly maintained. If any poles are faded, they should be touched up and repainted black. Remember, these lights turn on automatically at dusk and switch off at dawn. It's important that your pole light isn't connected to a manual switch, as there may be evenings when you forget to turn it on or when you are out of town.

We at Covenants would like to wish you and your loved ones a wonderful and safe holiday season. If you plan to be away for any length of time, please ensure that someone checks on your home for any potential issues. Thank you again for your cooperation.

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

TRUSTED SINCE 1907

HODGES

WINDOWS & DOORS

**D.C. Metro's
Most Trusted Window
& Door Company**

703.532.0184
hodescompany.com

44190 Waxpool Road, #192, Ashburn, VA 20147
120 W. Jefferson Street, Falls Church, VA 22046

LOCALLY OWNED • LICENSED AND INSURED



ProVia
THE PROFESSIONAL WAY

**\$200
OFF**

**Provia entry
doors, installed**
(does not include storm doors)

HODGES
WINDOWS & DOORS

ProVia
THE PROFESSIONAL WAY

**10%
OFF**

**Vinyl
Windows**

HODGES
WINDOWS & DOORS

ProVia
THE PROFESSIONAL WAY

The Ultimate Stage for Fall Gatherings

Crafted for comfort, designed for entertaining.



SCAN HERE
FOR INFORMATION

Deckscapes
of Virginia, LLC
TimberTech

Custom Decks • Hardscapes • Custom Pools • Lighting
Custom Porches • Fire Features • Landscaping • Outdoor Kitchens

5003 Sudley Road, Catharpin
DeckscapesOfVA.com | Phone: (703) 552-5342 **f** **i**

Winter Pet Safety



We love our pets, so keeping them safe in the wintertime should be a top priority. See below for some friendly reminders detailing how you can ensure your pet stays warm, happy and out of harm's way even on the dreariest of winter days.

Beware of sidewalk salt and de-icer. Pets' paws are extremely sensitive, so prolonged exposure to sidewalk salt can be problematic. If you walk your dog regularly in areas where sidewalk salt is used during inclement weather, wipe the underside of paws with warm water and a clean towel when you go back inside. Doing so also eliminates the risk of ingestion if your pup licks its paws often. Keep an eye on your pet's toe pads for severe dryness, cracking or bleeding. The HOA uses a flat de-icer in order to cut down on the risk to pets, but we cannot control what individual owners put on their sidewalks.

Bring pets indoors. Just as in summer months when temperatures reach extreme highs, pets should be brought inside during extreme wintertime lows. This applies to daytime and nighttime temperatures, so check weather forecasts daily and limit your pup's outside time if the forecast is looking chilly. And remember—if you're uncomfortable with the outside air temperature, chances are your pet is too.

Bundle them up! When pets do go outside during the cold winter months, those with thinner fur coats may need extra warmth. Our local pet stores should have an assortment of extra layers for your dog—even winter boots for pups who need extra paw protection from the cold and ice. Only add layers if your pet can truly benefit. If you're unsure, ask your veterinarian.

Keep your pet active and out of trouble. During inclement weather when you can't make it outside with your pup, set aside some extra time during the day to make sure they have some exercise—even 15 minutes of playtime helps. Paying attention to your pup keeps them engaged and happy, and ensures no bad behavior caused by boredom.

Update on the Dissolution of Southern Walk HOA

Dear Homeowners,

On behalf of the Southern Walk HOA Board, I am pleased to share that the formal dissolution process of our Association has begun and is progressing smoothly.

The dissolution involves two major steps:

1. Termination of the Declaration of Covenants, Conditions, and Restrictions (the "Declaration") – requires approval from at least 80% of homeowners.
2. Dissolution of the Southern Walk HOA as a legal business entity – requires approval from at least 67% of homeowners.

Over the past few weeks, many of you have responded promptly, and we are very close to reaching the 80% consent needed for terminating the Declaration. Our goal is to complete the dissolution within the next few months.

High Level Summary of the Dissolution Process

- Once all consents are validated, the Board will hold a special meeting to certify the consent proxies. This meeting will also give homeowners objections the opportunity to be heard.
- Following certification, the application to terminate the Declaration will be filed with Loudoun County. Upon approval, monthly assessments to the HOA will end permanently.
- In parallel, our management team at FirstService Residential and our legal counsel are working to close all financial accounts. Approximately 20% of homeowners currently have credit balances with the HOA.

⇒ Action Needed: Please review your HOA account as soon as possible and, if applicable, submit a request to claim your credit balance. This will help us complete the dissolution without delays.

1. Ensuring that monthly autopayments are not set higher than the assessment amount. Homeowners can access their accounts and set up autopayments at <https://southernwalk.connectresident.com/>.
2. Requesting a refund of any excessive credit balance. For a refund or questions pertaining to your account, submit your request to <https://eastsupport.fsresidential.com/>

Thank you for your cooperation and continued support as we take these final steps to dissolve the Association.

Sincerely,
Shashi Aadipudi
President
Southern Walk Homeowners Association

BROADLANDS

Association, Inc.

Dear Homeowners,

The following pages present the approved 2026 Operating Budget for Broadlands Association, Inc. as approved at the November 2025 Board of Directors Meeting. Each year, the Board of Directors, in collaboration with Management, undertakes a thorough review to manage budget and expenses effectively. This diligent approach aims to maintain assessments at a minimum while ensuring high-quality services and amenities for the community. This year was a challenge, as many expenses increased significantly due to rising costs of fuel, materials, and services; increases in minimum wage; and labor shortages.

For 2026, the Board of Directors approved a \$5.00 increase in the monthly general assessment, from \$82.00 to \$87.00. This assessment applies uniformly to all owners, including those in single family homes, townhomes, and condominiums, and supports the shared operational costs of the association. These costs include maintenance and management of community buildings, pools, tennis courts, trails, tot lots, events, common area landscaping, administrative functions, and funding reserves.

Single Family, townhome, and Demott & Silver Condominium units also pay for the limited common expenses specific to their unit type. By leveraging group purchasing power, the association secures competitive bulk pricing for essential services such as trash collection, private road maintenance, and private lot lawn care. The costs for these services are directly passed through to the units that benefit from them. Under our current agreement with Patriot Disposal Services, the cost for trash collection has increased due to a 3% annual contractual escalation, along with pass-through charges for landfill fees and fuel surcharges. As a result, the monthly trash service fee for all unit types has increased by \$2.00, increasing single family homes from \$29.00 to \$31.00 and townhomes and Demott & Silver Condominiums from \$22.00 to \$24.00. Additionally, reserves for single family homes on private streets increased by \$2.00 from \$26.00 to \$28.00 to ensure adequate funding for upcoming road and sidewalk maintenance and snow and ice services. For homes receiving private lot landscaping services, the assessments are adjusted in line with the contract, resulting in an increase of \$2.00 per month for Courtyard/Hillside homes from \$64.00 to \$66.00, and an increase of \$1.00 per month for Villa townhomes from \$24.00 to \$25.00 and Demott & Silver townhomes from \$35.00 to \$36.00.

The new assessment amounts become effective January 1, 2026. Please ensure your payment system reflects the correct assessment amount **before** January 1. For those who make payments through their personal bank bill pay, please adjust the payment amount accordingly to ensure timely and complete payments. If you are enrolled in monthly direct debit payments using ClickPay, confirm that your payment amount is updated to reflect the 2026 assessment rate or set your account to automatically pay the balance in full, which will accommodate any future adjustments in assessments. It is common for owners to overlook updating their payment amounts when new assessment rates are implemented, leading to an accumulated outstanding balance and potential late fees over time. If your account is set to pay a specific amount, only you can update it for the 2026 rate, and this must be done prior to January 1, 2026.

Assessment coupons will be sent to all owners at the address on record with FirstService Residential who are not enrolled in ClickPay recurring payments. If you do not receive your coupons by December 15, 2025, *contact the Customer Care Call Center at 800-870-0010 or email ar.help@fsresidential.com*. For those enrolled in ClickPay Auto Pay through FirstService Residential, a coupon booklet will not be sent, and the assessments will be automatically deducted from your account.

Owners have the option to make secure and convenient payments online through ClickPay. Payments can be made via e-Check or by Credit/Debit Card for one-time payments or to set up automatic payments, helping to prevent missed or late payments and the associated late fees charged by the Association. To use ClickPay for online assessment payments or to enroll in automatic payments, please visit ClickPay.com/FirstService and create an account using the account number

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

BROADLANDS

Association, Inc.

provided on your payment coupon. For assistance with ClickPay, please call 888-354-0135 (option 1). If you choose the option to always pay the full balance, you will not need to manually update your payment amount when assessments change in the future.

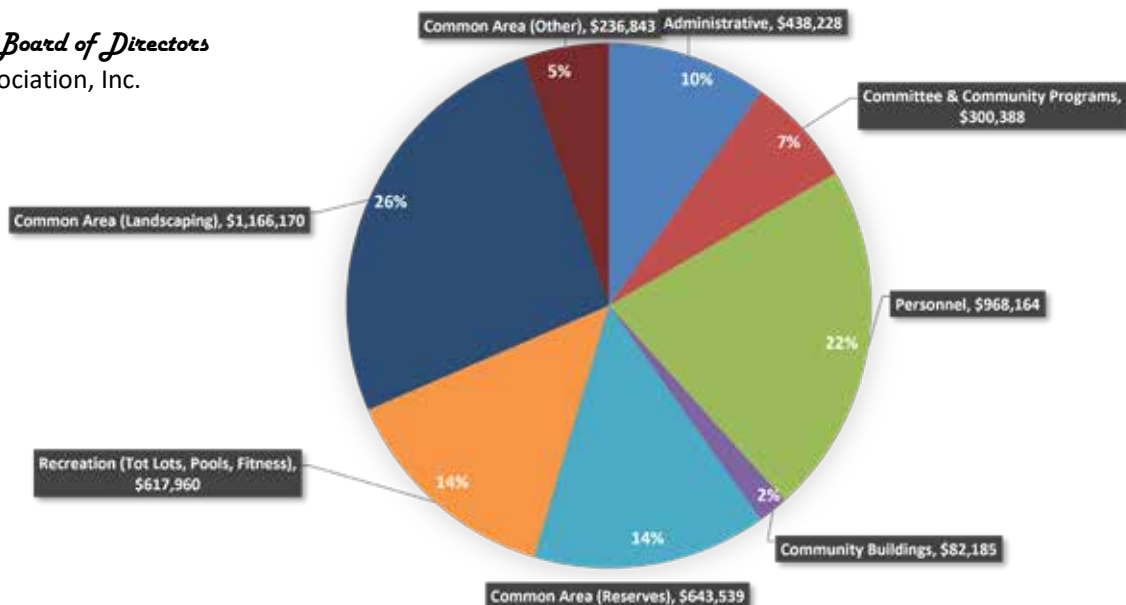
The Assessment Fees for 2026:

Single Family Homes on VDOT Streets	\$118.00 per month
Hillside SF Homes on VDOT Streets	\$184.00 per month
Single Family Homes on Private Street	\$146.00 per month
Courtyard/Hillside Homes on Private Street	\$212.00 per month
Townhomes	\$134.00 per month
Villa Townhomes	\$159.00 per month
Demott & Silver Townhomes	\$170.00 per month
Demott & Silver Condominiums	\$134.00 per month
Signature and Villages Condominiums	\$87.00 per month

If you have any questions regarding the budget or assessment levels, please contact the General Manager, Sarah Gerstein, or address the Board of Directors during the next monthly Board Meeting, scheduled for Tuesday, December 9, 2025, at 6:00 PM. This meeting will be held virtually via Zoom; please visit the association's website for connection details.

We remain committed to delivering excellent service to our residents throughout 2026 and beyond. Wishing you and your families a safe and joyful holiday season and a happy New Year!

The 2025-2026 Board of Directors
Broadlands Association, Inc.



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

Broadlands Association, Inc. 2026 Budget

INCOME

Common Expense Assessments	\$ 3,688,800
Single Family Detached Trash Assessments	\$ 722,796
Single Family Detached Private Street Assessments	\$ 126,336
Courtyard Home Lawn Maintenance Assessments	\$ 285,912
Townhouse/D&S Condo CA Grounds, Trash, Private Street Assessments	\$ 831,759
Villa Home Lawn Maintenance Assessments	\$ 7,800
Demott & Silver Town Home Lawn Maintenance Assessments	\$ 38,448
Class E (Multi-Family Apartments) Assessments	\$ 402,259
Interest Income	\$ 176,827
Miscellaneous	\$ 1,000
Newsletter Advertising	\$ 54,000
Violation and Mowing Fees	\$ 4,500
Delinquency Fee Reimbursement	\$ 14,340
Recreation Income	\$ 75,625
Resale Fee Income	\$ 18,126
Community Center Rental	\$ 18,000
GRAND TOTAL INCOME	\$ 6,466,528

EXPENSES

Administrative

Financial Management Contract	\$ 94,748
Collection Costs	\$ 36,375
Insurance Policy	\$ 115,010
Audit/Tax Return Preparation	\$ 11,800
Income Taxes	\$ 16,000
Legal Fees General	\$ 5,000
Printing & Copying	\$ 20,540
Postage Related Expenses	\$ 16,900
Office Supplies/Equipment/Furniture	\$ 12,000
Computer Maintenance and Licenses	\$ 37,770
Member Services Software	\$ 37,567
Coupons and Payment Processing	\$ 13,840
Bad Debt	\$ 4,000
Board Meeting Minutes	\$ 3,250
Vehicle Expenses	\$ 4,000
Miscellaneous Administrative	\$ 9,428
Total Administrative Expenses	\$ 438,228

Committees and Community Programs

Events Committee	\$ 50,000
Broadlands Live Concert Series	\$ 20,000
Community Outreach	\$ 7,000
Newsletter Printing and Mailing	\$ 90,000
Programming and Communication Contractors	\$ 116,528
Volunteer Expenses	\$ 12,860
Technology Committee	\$ 4,000
Total Committee and Community Programs	\$ 300,388

Personnel

Salaries	\$ 796,123
Payroll Taxes	\$ 67,957
Employee Insurance	\$ 57,171
Retirement Program	\$ 20,713
Staff Membership Fees, Education & Training	\$ 13,000
Mileage/Cell Reimbursement	\$ 5,400
Payroll Processing Fee	\$ 7,800
Total Personnel	\$ 968,164

TOTAL ADMIN, PROGRAMS & PERSONNEL **\$ 1,706,780**

OPERATING EXPENSES**Community Buildings**

Community Building Gas	\$ 7,700
Community Building Electric	\$ 5,750
Community Building Water & Sewer	\$ 2,675
Community Building Cable and Phones	\$ 9,120
Community Buildings Cleaning	\$ 29,940
Community Building Maintenance & Repair	\$ 14,000
Community Building Snow Plowing & Sidewalk Clearing	\$ 7,000
Community Building Fire Systems	\$ 6,000
Total Community Buildings	\$ 82,185

Common Area

Grounds Maintenance Common Area Contract	\$ 816,170
Grounds Maintenance Common Area Non Contract	\$ 110,000
Sidewalk/Trail/Stone House Snow Clearing	\$ 45,000
Watering Services	\$ 40,000
Common Area Electricity	\$ 31,510
Lighting Maintenance	\$ 47,000

Tree Care	\$ 200,000
Pet Waste Station Service, Supplies, Installation	\$ 48,580
Pond Maintenance	\$ 25,000
Security Cameras	\$ 24,753
General Maintenance/Casual Labor	\$ 15,000
Common Area Reserves	\$ 643,539
Total Common Area	\$ 2,046,552

Recreation

Pool Management	\$ 382,000
Pool Electricity	\$ 26,450
Pool Water & Sewer	\$ 26,750
Pool Phones/Internet	\$ 8,260
Pool Supplies	\$ 20,000
Pool Fire Sprinkler System Maintenance & Repair	\$ 4,000
Fitness Equipment Service	\$ 6,000
Pool Repair and Operation	\$ 55,000
Pool Parties	\$ 4,500
Tot Lots, Trail Amenities Repair & Maintenance	\$ 60,000
Recreation Court Repair & Maintenance	\$ 25,000
Total Recreation	\$ 617,960

TOTAL OPERATING EXPENSES	\$ 2,746,697
---------------------------------	---------------------

GRAND TOTAL COMMON EXPENSES	\$ 4,453,477
------------------------------------	---------------------

LIMITED COMMON AREA EXPENSES

Single Family Detached Expense

Single Family Trash Removal	\$ 722,796
-----------------------------	------------

Single Family Private Street Expense

Single Family Private Streets Snow Plowing	\$ 23,339
--	-----------

Single Family Private Street Reserves	\$ 102,997
---------------------------------------	------------

Single Family Private Street Expense	\$ 126,336
---	-------------------

Courtyard Home Expense

Courtyard Homes Grounds Maintenance	\$ 285,912
-------------------------------------	------------

Townhouse Expense

Townhouse/Condo Trash Removal	\$ 437,592
Townhouse Grounds Maintenance	\$ 110,855
Townhouse Snow Plowing	\$ 74,197
Townhouse Private Street Reserves	\$ 209,115
Total Townhouse Expenses	\$ 831,759

Villa Home Expense

Villa Town Homes Grounds Maintenance	\$ 7,800
---	-----------------

Demott & Silver TH Expense

Demott & Silver TH Private Yard Maintenance	\$ 38,448
--	------------------

GRAND TOTAL ALL EXPENSES **\$ 6,466,528**

GRAND TOTAL INCOME **\$ 6,466,528**

NET INCOME (LOSS) **\$ (0)**

REPLACEMENT RESERVE STATEMENT

In accordance with the Virginia Property Owners Association Act, Broadlands Association, Inc. is funding its reserve account at or above the levels recommended in the 2025 Replacement Reserve Study completed by SmartProperty. As of January 1, 2026, the association is projected to hold a combined \$4,290,943.80 in reserve accounts for common areas and private roads. Broadlands has budgeted 2026 reserve allocations to be in line with the Reserve Study recommendations of funding the reserves at a combined total of \$955,651 annually. The Reserve Study identified 427 items that will require periodic replacement over 40 years that are to be funded from Replacement Reserves and uses the cash flow funding method. Reserve contributions are made monthly and are administered by an independent financial advisor who distributes funds into laddered Certificate of Deposits in accordance with FDIC laws. There is sufficient cash in the accounts to cover the current funding requirement outlined by the study.

Local Holiday Events

Holiday Tree Lighting on Town Green

December 6—6:00pm
Leesburg, Leesburgva.gov

PRCS WinterFest at Hal & Berni Hansen park

December 6—10:00am
Aldi, Loudoun.gov/6090/PRCS-WinterFest

Christmas in Middleburg

December 6—time varies
Middleburg, Christmasinmiddleburg.org

12th Annual Tree Lighting at Oneloudoun

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

Holiday Fine Arts & Crafts Show at Ida Lee

December 6&7—9:00am-4pm (10am on Sun)
Leesburg, Leesburgva.gov

Annual Christmas & Holiday Parade

December 13—6:00pm
Leesburg, Leesburgva.gov

Holidays in Purcellville

December 13—time varies
Purcellville, Purcellvilleva.gov

Drive, Walk, & Skate Light Displays

Now thru January 4—time varies
Novaparks.com/nova-parks-lights

Winter Lights Walk

December 9-22—time varies
Purcellville, Franklinparkartscenter.org

**Wishing Broadlands the
 Happiest of Holidays!**



The Wildflower Library at Hillside Park

Welcome to the Wildflower Library at Hillside Park! What began as four moms swapping stories while juggling eight tiny humans has blossomed into a cherished friendship and a love of books. Together, we've read over 100 books this year (plus countless bedtime stories!) and are thrilled to share that joy with our community.

You'll find stories for children and grown-ups alike, many written by inspiring female authors. Take a book, leave a favorite behind, and don't forget a bookmark or sticker to remember your visit.

Before you go, be sure to sign our guest book—we'd love to know who stopped by!

This little library is for our wildflowers... and every reader who believes stories help us grow.

Follow along and see what's new!



@wildflowerlibraryhillside



Wildflower Library at Hillside Park



Broadlands Area Clubs and Groups

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

ASHBURN JUGGLERS

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

ASHBURN TOASTMASTERS

Are you interested in improving your public speaking and leadership skills? We meet in Broadlands Community Center located at 43004 Waxpool Road on the second and fourth Wednesdays of the month at 7:15pm. Guests are welcome. The For more info, contact our VP of Membership at vpm-703053@toastmastersclubs.org and/or visit our website at ashburn.toastmastersclubs.org. No holiday meetings.

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 or call Sara Carlin at 703-723-3000.

BROADLANDS CONSERVATION LANDSCAPE COMMITTEE

We are responsible for maintaining Broadlands' engagement in the National Wildlife Federation's Community Habitats Program. Join us to learn how you can help wildlife in and around Broadlands by contributing to greater biodiversity. Help us build a beautiful and more resilient future. Email BroadlandsWildlifeHabitats@gmail.com.

BROADLANDS EVENTS COMMITTEE

Broadlands has many events throughout the year that need volunteers. All you need to do is show up and be ready to have fun! Plus, volunteering is a great way to get to know your neighbors. *The Events Committee will not meet in December.* Meetings are virtual unless otherwise noted. For more info and the Zoom link, email Crystal Boswell, events manager, at events@broadlandshoa.com.

BROADLANDS LIVE! COMMITTEE

The Broadlands Live Committee will 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.

BROAD RUN DEMOCRATS

We are a group of like-minded, civically engaged neighbors who care about our community. We meet on the last Monday of the month. For more information, email Cory Brunet at cbrunet2@yahoo.com.

CUB SCOUTS & SCOUTS BSA

The Cub Scout program is designed for children grades KG-5, and Scouts BSA from grades 6-12. Troop 2970 (<http://troop2970.com>) meets at Our Saviors Way Lutheran; Troop 1154 (<https://ashburntroop1154.trooptrack.com>)

meets at Eagle Ridge MS; Cub Scout Pack 1483 (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.

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.

GIRL SCOUTS

Girl Scouts provides leadership training through STEM, outdoor experiences, skills badges, community service and entrepreneurship. For more information, please visit girlscouts.org.

GRIEFSHARE SEMINAR/SUPPORT GROUP

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

MOMS CLUB OF ASHBURN

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

MOMS IN PRAYER – BRIAR WOODS

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.

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

Join us for many different activities including service, conservation, politics and community. Lots of different projects on the agenda. For more information please email 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.

Finding Gratitude and Harmony This Holiday Season

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

Have you ever left a holiday gathering feeling drained—not from the food, but from the tension in the air or disagreements over sensitive topics? In a time when heated debates about politics, money, and religion often overshadow the joy of togetherness, the winter holidays can easily become a source of stress instead of gratitude.

This year, what if we chose a different path? What if we focused on getting along rather than being right, embracing gratitude even when we don't see eye to eye, and savoring the moments with those we care about?

The key to a peaceful and meaningful holiday season is to prioritize harmony over disagreement. Avoiding divisive topics at the table, especially politics, can keep the mood light and joyful. Instead, choose conversations that bring laughter, shared memories, and understanding. After all, the goal is to connect, not to convince. In fact, research shows that families who share positive interactions during meals tend to have lower stress and greater emotional well-being.

Even when perspectives differ, there is much to appreciate—family, health, friendship, and community. Practicing gratitude reminds us that no matter what our differences, we share many common blessings. Studies have shown that regularly expressing gratitude can lower blood pressure, improve sleep, and boost happiness. Gratitude invites patience, kindness, and grace, creating an atmosphere where everyone feels valued. Let's strive to embrace gratitude over differences. A simple ritual, like having everyone share something they're thankful for, can shift the focus to what unites us.

It's also important to remember that there are many who are alone, struggling, or less fortunate during this season. Volunteering can be a wonderful way to give back, extend kindness, and truly embrace the spirit of being thankful. Psychologists have found that helping others can actually boost your own mood, thanks to a rush of feel-good chemicals sometimes called the "helper's high." Whether helping at a food bank, delivering meals to those in

need, or simply reaching out to neighbors who may be isolated, these acts of service deepen our own gratitude and connection to community.

Quality connection requires presence. This means putting aside smartphones and devices and giving loved ones our undivided attention. Research has shown that "phubbing"—snubbing someone in favor of your phone—can harm relationships and decrease feelings of closeness. Whether enjoying a movie or a football game together, going for a walk outside or exercising, cooking, or shopping together, limiting distractions enriches our shared experiences and deepens bonds. Let's strive to be fully present by unplugging from our devices.

Enjoy food and drink in moderation to stay energized and comfortable throughout the day. After the meal, a group walk, a nap, or a gentle activity can refresh both body and mind, enhancing the holiday spirit. Physical movement is proven to release mood-boosting endorphins and help counteract stress. Let's strive to cultivate moderation, rest, and movement.

The holiday season is a perfect time to serve others and reflect with optimism on our lives. Are your relationships healthy? Are you finding balance? Positive reflection helps us grow and prepare for the months ahead. Journaling, or sharing highlights from the past year, can strengthen optimism and connection.

A few extra tips for a meaningful holiday:

- Set boundaries: If certain topics are off-limits, communicate this kindly before gatherings.
- Practice self-care: Take breaks when needed; even a few minutes of deep breathing can reset your mood.
- Express appreciation: A handwritten note or a heartfelt compliment can go a long way.

This holiday season, choose gratitude, connection, and peace.

"Gratitude makes sense of our past, brings peace for today, and creates a vision for tomorrow."

~ Melody Beattie



Briar Woods to Host Fine Arts Night

Briar Woods High School will be celebrating its 20 Year Anniversary on December 16th with a Fine Arts night starting at 5:30pm.

Fine Arts Night will include visual arts displays, small music ensembles, scenes from "It's a Wonderful Life", a middle school performance at 6:00pm and the Main concert performance at 7:00pm. The main performance will feature seasonal tunes performed by the BWHS choirs, band, guitar ensemble and orchestra.

Briar Woods High School is located at 22525 Belmont Ridge Road, Ashburn VA.

Ashburn Volunteer Fire & Rescue December News

Christmas Tree Sales at Station 6 parking lot, 20688 Ashburn Road, Ashburn - currently under way - until sold out

12/1: CLOSED

12/2: 5:00pm - 7:00pm

12/3: 5:00pm - 7:00pm

12/4: CLOSED

12/5: 5:00pm - 7:00pm

12/6: 9:00am - 7:00pm

12/7: 10:00am - 6:00pm

Saturday, December 6th

Santa's Ride through Ashburn starts at 5:00pm

Turn By Turn Stops

Starting at Station 6

- R onto Ashburn Road.
- R onto Gloucester Pkwy.
- R onto Grottoes Dr.
- L onto Glenhazel Dr.
- At end, R onto Tavern Drive.
- R onto Ashburn Village Blvd.
- Cross over bridge then R onto Bruceton Mills Circle.
- R onto Fowlers Mill Circle.
- R onto Bruceton's Mills Circle.
- R onto Ashburn Village Blvd. Go past lake then
- R onto Cheltenham Circle.
- R onto Ashburn Village Blvd. Crossover Farmwell then pass shopping plaza.
- R onto Michener. At end L onto Hemingway.
- L onto Faulkner Pkwy.
- R onto Regency Dr.

- L onto Hyde Park Dr.
- L onto Hartley Place.
- R onto Shellhorn.
- L onto Waxpool (pass by ashburn road/drive over greenway overpass).
- L onto Claiborne Pkwy.
- L onto Milford.
- R onto Windover Dr.
- R onto Village Dr.
- R onto Claiborne Pkwy.
- R onto Waxpool Rd.
- L onto Demott Drive.
- L onto Vestals Gap Drive then crossover Claiborne Parkway.
- At end of road, top of hill, R onto Glebe View Drive.
- onto Broadlands Blvd. Cross over Claiborne, onto Polen Farm Blvd.
- Right onto Ashburn Heights Dr (to pond). Follow around.
- L onto Goose Preserve Dr. Traffic Circle to Polen Farm Blvd.
- L onto Belmont Ridge Road
- R onto Hay Rd.
- L onto Charter Oak Dr.
- L onto Chesterton.
- R onto Hartwell Street.
- R onto Brookton Way.
- R onto Portsmouth then cross over Claiborne Pkwy onto Breezy Hill.
- R onto Hay Rd, cross over Claiborne and take 2nd L onto Wintergrove Drive.
- R onto Claiborne, cross over Ashburn Farm. 1st L onto Windmill. R onto Ashburn Farm Pkwy. 2nd R onto Golden Meadow Circle.
- R onto Ashburn Farm Pkwy.
- L onto Ashburn Village Blvd, cross over Gloucester Pkwy.
- L into Ashburn Pavilion, where Santa's Ride ends.

December 14th, Breakfast with Santa, Santa Meet & Greet. Tickets are available to purchase at the door

Pancakes, Eggs, Hash Browns, Sausage, Bacon

Adults - \$12

Seniors 62+ - \$10

Children Ages 3-11 years old - \$6

Under 3 years old - Free

Save the Date:

March 7th - Chilly Days will be back!

VDOT is Gearing Up for Winter Weather

Equipment and staffing are in place for the arrival of icy precipitation

Winter weather is approaching. To prepare, the Virginia Department of Transportation (VDOT) is stocking supplies and inspecting equipment to ensure crews and materials are ready for when the first snowflakes fall. "Virginians count on VDOT to provide a safe and reliable transportation system, and preparation is key to keeping the roads as clear of snow and ice as possible so the public can safely travel on them," said VDOT Chief of Maintenance and Operations Kevin Gregg. "VDOT is prepared for the season ahead, and we're urging the public to prepare themselves as well to help make this winter a safe one."

The agency is responsible for treating and clearing snow from nearly 60,000 miles of state-maintained roads. Preparation for winter is a year-round activity at VDOT. Crews spend time checking equipment and performing test-runs on clear roads to prepare for snowy and icy conditions. They also use snowplow simulators to practice driving through various obstacles to test their ability before facing real-world conditions.

VDOT continues to hire contractors to assist with winter weather response. As with every snow season, the agency begins to recruit contractors as early as June. VDOT also regularly uses internal office staff to support the winter weather process.

Along with staffing and equipment that is prepped and ready for the winter season, the agency stocks materials to treat roads before and during a snow event, which includes more than 625,000 tons of salt, sand and treated abrasive as well as more than 2 million gallons of brine.

Prepare Your Vehicle

Snow, sleet or ice can cause dangerous road conditions for every driver. Preparing your vehicle is one step you can take before the first winter weather event.

- When the temperature drops, so does tire inflation pressure, so make sure each tire is filled to the vehicle manufacturer's recommended inflation pressure. Additionally, if the tires are old, they may need replacing to ensure the treads provide sufficient traction for driving.
- Check your battery, especially if you've had recent issues that required you to jump start it.
- Check brake lights, headlights, turn signals and emergency flashers.
- Make sure the windshield wiper fluid reservoir is full and that all windshield wipers work.
- Prepare an emergency driving kit. It should have items such as a flashlight, ice scraper, jumper cables, blankets, first aid kit, bottled water and non-perishable food and abrasive material for traction, such as cat litter or sand.

VDOT's winter weather page, vdot.virginia.gov/travel-traffic/driver-safety/weather/ has driving tips and other helpful information.

Know Before You Go

During winter, regularly monitor weather forecasts, anticipated travel impacts and road conditions prior to hitting the road. Motorists are encouraged to use VDOT's free mobile 511 app, visit 511.vdot.virginia.gov or call 511 from any phone in Virginia to get up-to-date information on road and traffic conditions.

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.....	SWHOAB.COM

PUBLIC INFORMATION

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

SCHOOLS -BROADLANDS

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

EDUCATION/TUTORING

MATH RESCUE 911:

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

HOME SERVICES

BROADLANDS HANDYMAN SPECIALIST:

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

HANDYMAN SERVICES:

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

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.

MARY KAY:

Give the gift of beautiful skin! Spread holiday cheer with the *Mary Kay Satin Hands® and Satin Lips® Sets*. Perfect for gifting, these luxurious pampering sets leave skin feeling silky and smooth. Celebrate the season with radiant skin for yourself and your loved ones! For a complimentary skincare session or samples, contact Deborah Leben at 703-217-4583, deborahlebenmk@gmail.com or visit marykay.com/dleben.

REAL ESTATE

PRIVATE OFFICES FOR RENT:

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



BROADLANDS

HOW TO PLACE A CLASSIFIED AD

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

MONTHLY RATES:

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

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

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

Broadlands Blast

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

Broadlandshoa.org

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

Go Paperless

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

Broadlands Community Info

BROADLANDS ASSOCIATION, INC. ADMINISTRATIVE OFFICE:

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

Website: broadlandshoa.org

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

General Mailbox: 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 ♦ 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

Covenants Manager:

Suzan Rodano ♦ covenants@broadlandshoa.com

Modifications and Resale Manager:

Robin Crews ♦ rcrews@broadlandshoa.com

Modifications and Resale Assistant & Pool Registrar:

Amy Streater ♦ amy@broadlandshoa.com

Director of Resident Services:

Stassa Collins ♦ stassacollins@broadlandshoa.com

Newsletter Editor:

Natalie Ihanainen ♦ Newsletter@broadlandshoa.com

Aquatics Director and Community Outreach Coordinator:

Julie Holstein ♦ julie@broadlandshoa.com

Events Manager:

Crystal Boswell ♦ events@broadlandshoa.com

Receptionist & Community Center Rentals:

Joanne Hang ♦ joannehang@broadlandshoa.com

BOARD OF DIRECTORS

President: Eric Bazerghi ♦ eric@thehouse.net, 571-207-6505

Vice President: Dawne Holz ♦ holz.d@icloud.com, 703-362-6727

Secretary/Treasurer: Robert Webb ♦ 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

Conservation Landscaping Committee: Jennifer Crane ♦

BroadlandsWildlifeHabitats@gmail.com

Events: Crystal Boswell ♦ events@broadlandshoa.com

Modifications: Robin Crews ♦ rcrews@broadlandshoa.com

Swim Team: broadlandsswimteam.org

Technology: Dawne Holz ♦ deholz@icloud.com

Racquet Sports: BroadlandsTennis@gmail.com

Advertising Directory

ENTERTAINMENT

StageCoach Theatre Company 32

HOME SERVICES

Academy Door & Control Corp 10

Augustine Roofing 10

Decksapes 14

Hodges Windows 14

P&M Contracting 31

Pond Roofing 2

Service Specialties Inc. (SSI) 2

Tech Painting Company 6

Zampiello Paint Contractors, Inc. 31

MEDICAL & MENTAL WELLNESS

Clarity Psychological Services..... 32

PETS

Stream Valley Veterinary Hospital 31

Wild Birds Unlimited 32

PROFESSIONAL SERVICES

Lori Christ CPA, LLC 31

REAL ESTATE

Gallardo Real Estate Group 32



BROADLANDS

Newsletter Advertising Rates and Sizes

COLOR DISPLAY ADS

Size & Location • Rates are per issue

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

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





"Modern Medicine, Hometown Hospitality"

"All pets deserve Concierge Care. We have been the other family doctor for many local families spanning 20 years! We strive to ensure that your best friend enjoys a long and comfortable life with your family."

Mary A. Corey, D.V.M.

Preventive & Diagnostic Medicine

• Surgery & Dentistry • Obedience Classes •
Boarding • Doggie Daycare • Professional Grooming

Emergencies Pet emergency? Let us triage and treat or stabilize!	Behavior Consultations Listening troubles? We'll "Better the Bond" by helping solve any behavior issues.	Exotic Care Furry, feathered or scaled pet not feeling well? We will be their doctor too.
--	---	--



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



Modern Medicine • Hometown Hospitality
Stream Valley Veterinary Hospital



We're just a few feet away!



703.723.1017
42902 Waxpool Road
Ashburn, Virginia 20148
www.streamvalleyvet.com

Follow us!
f t i
@streamvalleyvet

Lori Christ, CPA LLC

- ✓ Individual Tax Planning & Preparation
- ✓ Bookkeeping for Small Businesses
- ✓ Monthly Financial Statements
- ✓ Business Tax Consulting & Preparation
- ✓ Small Business Set up
- ✓ Sales Tax Returns, Payroll Tax Reports

Lori@LoriChristCPA.com ♦ 703-304-5173

Certified Public Accountant Serving Northern Virginia
Enrolled to Practice before the IRS

P&M CONTRACTING
Your Local HandyMan Specialist

Honey-Do-Lists, Projects, & Much More!
Installation & Repair of Roofing,
Siding, Fencing, and Gutters!

Free Estimates

Contact Mike at 703-862-0415
or Mike.Rosario@verizon.net

Broadlands Resident Since 1999 ♦ Class A License and Insurance

Zampiello PAINT
Contractors, Inc.

"Quality Paint Services Since 1992"



**Painting your neighborhood
one home at a time**

Interior Painting • Exterior Painting
Rotten Wood Repair • Drywall Repair
Siding/Deck/Fence Pressure Wash
Deck Stain • Crown/Chair Rail Install

Call or visit us today!

703-263-1000
zampiellopaint.com

License & Insured
VA 2705033961A



14107 Mariah Court • Chantilly, VA 20151

BROADLANDS

21907 Claiborne Parkway
Broadlands, VA 20148



**Clarity
Psychological
Services**

Talk to Someone Who Can Help



Individual, Group, Couples, and Family Therapy
Psychological, Neuropsychological, and Educational
Evaluations

Diagnosis and Treatment Planning
Skill Development Programs for Children and
Adolescents

Consultation and Coaching

Prioritize your mental health and contact us!

www.claritypsychological.com 703-261-4346 info@claritypsychological.com



Perfect gifts!

Now Showing in December

The Most Murderous Time of the Year
Murder Mystery Dinner Theatre at
area historic venues, restaurants, and
wineries

The Best Christmas Pageant Ever
Family Show in our Ashburn Theater



**STAGE COACH
THEATRE COMPANY**

20917 Ashburn Road, Suites 115 and 120
Ashburn, VA 20147
571-422-8666
www.StageCoach-TC.com

**VIRGINIA
IS FOR
THEATRE
LOVERS**

Give the Holiday a
Little Character

Shop Now for Holiday Gifts Sure to Bring Joy



Delish the Gingerbread Man
Seed Character

20% OFF
One Regularly-priced Item*

Use code: ENJOY20
*Valid in-store at the Ashburn Wild Birds Unlimited
store or by shopping online. One discount per
purchase. Offer not valid on previous purchases,
gift cards, purchase of DSC memberships or sale
items. May not be applied towards the purchase of
electronic feeders, houses or accessories.
Offer valid thru 12/24/25

44110 Ashburn Shopping Plz. Unit 174
Ashburn, VA 20147
(703) 687-4020 • myWBU.com/ashburn



Thinking about
selling?

 Preparing to sell your home? Don't
leave it to chance—experience matters.



With years of guiding homeowners through the
selling process, I know what it takes to position
your property for maximum impact and top
dollar. From the first consultation to the final
closing, my goal is to make the process smooth,
strategic, and successful!

Call today at **703.980.4594** for your
FREE consultation...



real

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

703.980.4594
PKGhomes@gmail.com
www.PatriciaKGallardo.com