

JANUARY 2026

# BROADLANDS

*Our Neck of the Woods*

*Official Newsletter of the Broadlands Homeowners Association*

*Happy New Year  
from Our Family to Yours*

*Did you remember to update your 2026 assessment payment amount?  
Please see page 11 for more details*



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# BROADLANDS



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## Board of Directors Upcoming Virtual Meeting

**Tuesday, January 20th - 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 December 9th Virtual Meeting Highlights

- Approved the minutes of the November 11, 2025 Board Meeting
- Hosted Broad Run Supervisor Sylvia Glass for a county update
- Approved a proposal for fitness equipment maintenance from LIVunLtd
- Held hearings and assessed charges for outstanding violations
- Requested legal counsel do a title search for a delinquent owner
- Rescheduled the January 13<sup>th</sup>, 2026 meeting to January 20<sup>th</sup>, 2026

*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.*

# JANUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 New Year's Day HOA Offices Closed for New Years Day New Assessments Begin	2 HOA Offices Closed for Day After New Years	3
4 World Braille Day	5 Christmas Tree Collection	6	7	8	9 Newsletter Submissions Due - 12:00pm	10
11	12 Christmas Tree Collection	13	14 Modification Subcommittee Submissions Due 12:00pm Events Committee Meeting 8:00pm - Virtual	15 National Hat Day	16	17
18 Winnie The Pooh Day	19 HOA Offices Closed for Martin Luther King's Birthday	20 HOA Board Meeting 6:00pm - Virtual	21 Modification Subcommittee Meeting 7:00pm - Virtual	22	23	24 International Day of Education
25	26	27	28	29	30 Bingo 6:30 pm (doors open at 6:00pm) - CC	31 National Hot Chocolate Day

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

# A New Year, A Strong Community

As we step into 2026, it's the perfect time to reflect on why living in a community association is such a rewarding experience. Whether you've been part of Broadlands for decades or just recently joined, being a member of a homeowners' association (HOA) offers unique benefits that enhance your quality of life in ways you might not even realize.

Living in a well-managed community not only enriches your day-to-day experience but also helps protect your property value. HOAs maintain high standards for the neighborhood, ensuring our community remains a desirable place to live for years to come. Broadlands is proud to be financially sound, offering generous amenities and fostering a welcoming, neighborly atmosphere.

This year, we anticipate the completion of the final few condominiums, bringing us to 4,070 units. Our community includes:

- Single-family detached homes
- Townhomes
- Villas and courtyard homes
- Garden-style active adult condominiums
- Two-over-two stacked condominiums
- Apartments

Broadlands has grown and thrived, building a legacy of connection, care, and collaboration—and we look forward to many more wonderful events in 2026!

## Winter Weather Preparedness

We're ready for whatever Mother Nature brings! Here's what you need to know:

- VDOT plows streets that are county-maintained.
- The HOA manages plowing for HOA owned streets and parking lots.
- Van Metre manages plowing for phase 2 of Demott & Silver until the section is complete and released from bond.

Residents on private streets pay an additional fee for street maintenance, which includes snow removal. Those on publicly maintained streets do not pay this fee, as plowing is funded through taxpayer dollars. If you're unsure whether your street is private or public, please check the street listing on our website.

Snow removal on HOA-owned streets typically begins once two inches (2") of snow has accumulated or icy conditions exist, or at the discretion of the Association and contractor. To help ensure the process runs smoothly, please

park in your driveway when winter weather is predicted. This allows plows to clear the widest path possible and reduces the risk of damage to parked vehicles. Asphalt trails along major roadways such as Claiborne Parkway, Truro Parish Drive, Waxpool Road, and Demott Drive may be plowed or treated. The association does not plow asphalt trails that are not located along these main roadways.

*For detailed information, please refer to our Snow Removal FAQs on page 16.*

## Thank You to Our Community Team

As we welcome the New Year and bid farewell to 2025, we want to recognize and thank the incredible members of the Broadlands team:

- Board of Directors: Their dedication to governing our growing community and balancing evolving needs with budget constraints is truly commendable.
- Committee Volunteers: Their efforts—whether planning events, reviewing applications, or lending a hand—make a lasting impact. If you haven't volunteered yet, we encourage you to consider it. Even a few hours can make a difference!
- HOA Staff: Their hard work and commitment ensure we can offer the services, amenities, and processes that make Broadlands such a wonderful place to live.
- Residents: You are the heart of our community! Your participation in events, enjoyment of amenities, and enthusiasm create the vibrant spirit that makes Broadlands special.

## Looking Ahead

We hope everyone enjoyed the holidays and is ready to settle back into the rhythm of daily life. We're excited for all the events and improvements planned for 2026—let's make this year truly exceptional!

*Happy New Year to all!*

*Sarah*

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





# DISNEY BINGO NIGHT



## JANUARY 30, 2026

BROADLANDS COMMUNITY CENTER  
43004 WAXPOOL RD

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



**EACH ATTENDEE MUST PURCHASE A TICKET**

\$7 GAME ENTRY INCLUDES A SLICE OF PIZZA,  
A BEVERAGE, AND 10 ROUNDS OF BINGO!

**ONLINE REGISTRATION:**

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

BROADLANDS RESIDENTS AND THEIR GUESTS ONLY



## Don't Forget to Remove Your Holiday Decorations By Feb 1st

What a wonderful holiday season it was! Sparkling lights, prancing reindeer, smiling snowmen and lovely green wreaths; we all enjoyed the show! But now it is time to pack up the decorations and enjoy your holiday memories.

The Broadlands Design Guidelines require that holiday lighting and decorations be removed in a timely manner. Please plan to pack yours away by Sunday, February 1st.

## Be a Good Neighbor

When using a snow blower, please blow your driveway snow onto your own lawn. Do not blow onto your neighbor's property, the street, or the sidewalk. Thank you.

## Get Set for Trivia Night Next Month!



Come out to the Community Center on February 6th from 6:00pm-8:00pm! Gather your teams of 6 people max and get ready for round two. Our last trivia night was a blast – teams battled it out for bragging rights. Now it's your team's turn!

The cost is \$15.00 per attendee which includes admission, a meal and non-alcoholic beverage. Please register at [firstserviceresidential.myeventscenter.com/broadlands](https://firstserviceresidential.myeventscenter.com/broadlands).

## Modified Trash & Recycling Collection Schedule During New Year's Holidays

• 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

## 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>*







## Winter Driving Safety Tips

From the Loudoun County Sheriff's Office

*Winter weather in Northern Virginia is unpredictable and includes sudden snowstorms, icy roads, and freezing temperatures. As we move into the colder months, it's important for all drivers to be prepared for challenging road conditions. The Loudoun County Sheriff's Office (LCSO) offers the following tips for staying safe while driving this winter.*

### Safe Driving Tips for Winter Conditions

Even with a winter-ready vehicle, driving on snow-covered or icy roads requires extra caution. Here are some tips to help you stay safe:

1. **Slow Down:** Speed limits are set for ideal conditions. In winter weather, it's best to drive well below the speed limit to maintain control. Remember, it takes longer to stop on icy roads.
2. **Increase Following Distance:** Give yourself more time to react by increasing the following distance between you and the vehicle in front of you. A good rule of thumb is to double your normal following distance in snowy or icy conditions.
3. **Avoid Sudden Movements:** Whether it's turning, braking, or accelerating, sudden

movements can cause your vehicle to skid. Be gentle with the steering wheel and brake pedal to avoid losing traction.

4. **Brake and Accelerate Slowly:** When approaching a stop sign or traffic light, begin slowing down well in advance. Gradual braking and acceleration can help prevent skidding. If your vehicle starts to skid, steer in the direction you want the front of the car to go and avoid slamming on the brakes.

5. **Use Your Lights:** During winter storms or on foggy mornings, turn on your headlights to increase visibility. Remember to clear all snow and ice from your vehicle, including headlights and taillights, before driving.

6. **Be Cautious on Bridges and Overpasses:** These areas freeze more quickly than regular roads. Approach them with extra caution, as they are prone to black ice.

### Preparing Your Vehicle for Winter

Before you hit the road, take some time to ensure your vehicle is ready for winter weather. A well



maintained vehicle is your first line of defense against winter driving hazards. Here are some steps you can take:

1. **Check Your Tires:** Tires with good tread are essential for safe winter driving. Consider switching to winter tires if you frequently drive in snowy or icy conditions. Don't forget to check tire pressure regularly, as cold temperatures can cause it to drop.
2. **Inspect Your Battery:** Cold weather can take a toll on your car's battery. If your battery is more than three years old, have it tested to ensure it is strong enough to handle the winter months.
3. **Top-Off Fluids:** Make sure your windshield washer fluid is full and rated for low temperatures to prevent freezing. Keep your gas tank at least half full to avoid a fuel line freeze-up.
4. **Replace Wiper Blades:** Visibility is crucial in winter driving. Replace worn-out wiper blades and consider investing in winter-specific blades that are designed to handle snow and ice.
5. **Pack an Emergency Kit:** Prepare for the unexpected by keeping an emergency kit in your vehicle. This should include essentials like a flashlight, extra blankets, a first-aid kit, non-perishable snacks, a small shovel, and an ice scraper. Jumper cables and a bag of sand or kitty litter can also be helpful for gaining traction if you get stuck.

## What to Do if You Get Stuck

Despite your best efforts, there's always a chance you might get stuck in the snow. If this happens, here are some steps to take:

1. **Stay with Your Vehicle:** If you're stuck in a snowbank or stranded on the side of the road, it's usually safer to stay in your vehicle. Use your hazard lights to alert other drivers of your presence.
2. **Clear the Exhaust Pipe:** If you're running the engine to stay warm, make sure the exhaust pipe of your vehicle is clear of snow to prevent carbon monoxide buildup inside.
3. **Use Traction Aids:** If your tires are spinning, use sand, kitty litter, or even your floor mats to help with traction. Avoid over-revving your engine as this can make it harder to get unstuck.
4. **Call for Help:** If you're unable to get your vehicle moving, don't hesitate to call for assistance. The Loudoun County Sheriff's Office and local emergency services are here to help.

## Plan Ahead for Your Journey

In winter, it's always wise to plan your trips in advance. Check the weather forecast before you leave and allow extra travel time. If the weather is severe, consider postponing non-essential trips until conditions improve. Remember, your safety and the safety of those around you come first.

1. **Stay Informed:** Keep an eye on weather updates, road conditions, and traffic alerts through local news, weather apps, or the Virginia Department of Transportation (VDOT) website.
2. **Share Your Travel Plans:** If you're heading out on a longer journey, let someone know your route and estimated arrival time so they can check in if they haven't heard from you.
3. **Stay Calm and Patient:** Winter driving can be stressful, especially during a snowstorm. Stay calm, avoid aggressive driving, and be especially alert for and patient with other drivers who may be struggling with the conditions too.

Winter in Northern Virginia brings unique challenges for drivers, but with preparation and caution, you can navigate the roads safely. The LCSO encourages all drivers to take these winter safety tips to heart. By preparing your vehicle, driving cautiously, and staying informed, you can help ensure a safe winter driving season for yourself and others on the road.

Stay safe, Loudoun County! Remember, your safety is our priority. If you have any questions or need assistance, don't hesitate to reach out to the LCSO.

*Happy driving!*



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## This and That

### Excessive Trash & Debris Left in Common Areas

We've recently received feedback from neighbors regarding trash and abandoned items left in common areas. After speaking with residents, it appears that some of these issues may be due to kids playing and leaving belongings and trash behind. We kindly ask parents to take a moment to remind their children about the importance of respecting and caring for our shared spaces. Keeping our parks and common areas clean helps ensure they remain enjoyable for everyone in the community. Your support in reinforcing this message at home makes a big difference. Together, we can maintain a safe and welcoming environment for all. Thank you for your attention and cooperation.

### E-Bike Restrictions

We have received concerns from community members about an increase in individuals, including both children and adults, riding bikes, e-bikes, dirt bikes, and other devices in ways that put themselves and others at risk. Please note that not all types of equipment are allowed on sidewalks, trails, or roads. Regular bikes, e-bikes, and any motorized vehicles are prohibited on all turf areas within our community. According to Virginia law, when ridden on public roads, bicycles, e-bikes, mopeds, and motorcycles are considered vehicles and must follow all traffic rules. Riders should refrain from weaving in and out of traffic for their safety and the safety of others. Please check out LCSO's e-bike safety information at <https://www.loudoun.gov/6228/Bicycle-E-Bike-Scooter-Safety-Info>.





# Assessment Breakdown

## Unit Type 2026 Rate

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

## 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.

## Exterior Modifications

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](http://broadlandshoa.org). *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
January 14th .....	January 21st
February 11th .....	February 18th
February 25th .....	March 4th
March 11th .....	March 18th
March 25th .....	April 1st

*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).





## January Covenants Corner

We here in the Covenant's Department hope everyone enjoyed a wonderful holiday season. As we start the new year, we would like to remind everyone of a few important housekeeping items.

First, we are continuing the inspections of the exterior light poles that we began last fall. We kindly ask everyone to check that their light poles are in good condition and functioning properly throughout the year. If you notice that your light poles are leaning or faded, please straighten them and have them painted black, unless you have received approval for a different color. If your light pole is not illuminating and changing the bulb(s) does not resolve the issue, please check if the photoelectric cell needs to be replaced or if your circuit breaker has tripped. If these solutions do not work, there may be a wiring issue requiring an electrician's assistance. If you receive a letter from us and need more time to address the issue, please contact us to request an extension.

We also want to remind everyone of the ongoing mailbox inspections. Please ensure that your mailbox and mailbox post are well-maintained. If your mailbox or post is faded or damaged, please take corrective action. Additionally, check the address numbers on your mailbox. If any numbers are missing, tarnished, or faded, it may be time to replace them. Replacement materials can be purchased at Home Depot or Lowe's. Alternatively, you can contact Main Street Mailboxes at 571-379-8454 for any mailbox or post needs.

As usual, we will conduct regular trash and recycling bin inspections. Please ensure that you store your trash and secure it in your container to prevent it from being blown around by the wind. If you have bulk items that do not fit in your bins, please contact Patriot to schedule a special pickup for those items. Note that Patriot will not collect any bulk items without a pre-arranged special pickup, and fees may apply. Additionally, please ensure that cardboard boxes are properly broken down, flattened, and secured.

Finally, if it snows, please remember to clear your sidewalk for your neighbors and for children walking to and from bus stops. According to Loudoun County Codified Ordinances Chapter 1022.01, property owners are required to remove snow from sidewalks adjacent to public streets. We hope you have a safe and warm winter season.

Thank you for your cooperation, and we look forward to spring!

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



## Keep Warm, But Safe

**Source: National Fire Protection Agency**

December, January, and February are the deadliest months for home fires, according to the National Fire Protection Association (NFPA). Heating equipment is the second leading cause of home fires and home fire deaths. That's why it's important for you and your loved ones to take extra precautions during the winter.

Thinking of buying a space heater? The NFPA recommends that you make sure it carries the mark of an independent testing laboratory. Install it according to the manufacturer's instructions or have it professionally installed. If you have an electric-powered space heater, plug it into an outlet with sufficient capacity. Never use an extension cord.

Turn off space heaters whenever the room is unoccupied or when the manufacturer's instructions say they should be turned off. Portable space heaters are easy to knock over in the dark. Turn them off when you go to bed, or at least make sure they're placed in lighted areas or out of high-traffic areas.

If you use a fireplace or wood stove, use only dry, seasoned wood to avoid the build-up of creosote, an oily deposit that easily catches fire and accounts for

most chimney fires and the largest share of home-heating fires. Use only paper or kindling wood, not a flammable liquid, to start the fire. Do not use artificial logs in wood stoves.

Make sure your fireplace has a sturdy screen to prevent sparks from flying into the room. After the ashes cool, dispose of them in a metal container, which should be kept at a safe distance from your home.

Make sure fuel-burning equipment is vented to the outside, that the venting is kept clear and unobstructed, and that the exit point is properly sealed around the vent. This is to make sure deadly carbon monoxide does not build up in the home.

Other reminders from the National Fire Protection Association include:

- Don't use your oven to heat your home.
- Inspect all heating equipment annually, and clean as necessary.
- Test smoke alarms monthly; install a carbon monoxide alarm outside each sleeping area.

*For more information, visit [nfpa.org](http://nfpa.org).*



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## Snow Removal FAQ's

In order to help residents with snow removal questions, the Board and Management have prepared answers for the following Frequently Asked Questions. Please contact the HOA office if you have further questions. A list of streets and ownership can be found online at [broadlandshoa.org](http://broadlandshoa.org).

### 1. Why are some roads plowed by VDOT and some by the HOA?

The HOA owns and maintains some roads (85 to be exact) within Broadlands, but many roads are public. The public roads belong to the county and are plowed by VDOT. Taxes pay for VDOT to plow, so residents living on public roads need to contact VDOT directly if they feel they are not receiving adequate service. Residents living on private HOA-owned streets pay an additional assessment to the HOA to fund private road maintenance, which includes snow and ice services. Residents on VDOT streets do not pay the HOA the additional assessments for private road maintenance.

### 2. Can VDOT plow the HOA-owned road?

The HOA would gladly turn all of the private roads over to them. Unfortunately, the county has very specific requirements for roads – such as minimum widths – and VDOT will not accept roads that do not meet their requirements. The HOA does not choose which roads it owns. This is determined when

the developer submits the plan to the county - long before construction ever began.

### 3. Why are some streets plowed sooner than others?

The crews are assigned maps by their leader. They work on their assigned streets until they are done. With 85 private streets, some roads will be treated first, and some will be done last because the plows cannot be on every street at the same time. The crews normally address the main roads first and then work on the secondary roads. You might see a plow drive past your street without stopping. They may be assigned somewhere else, there may be a vehicle blocking access, too many vehicles parked in the way to get the equipment in safely in, or there may be too much snow for their equipment to handle. In blizzard-type storms, snow drifts present additional challenges; previously cleared roads can become snow-covered again, requiring crews to return for additional passes. Whatever the reason, crews will work to clear your road as quickly and safely as possible.

### 4. Why don't the plows clear the road down to bare pavement?

Vehicles driving on snow compact it down, making it more difficult for the plow blade to clear the surface to the pavement – one reason the



government, media, and HOA encourage residents to stay home and off the streets during inclement weather. The HOA does not generally use chemicals in subdivisions. Residents should expect streets to have some compacted snow and ice for a few days, until temperatures and sunshine allow for melting. Crews will treat certain areas with ice-melt e.g. certain hills and intersections, curved roadways, etc. where additional traction is needed to allow safe passage, but thaw/freeze cycles may cause these areas to become covered again. Keep in mind that high winds may cause drifting in some areas - a street may have been plowed only to later be covered again by blowing snow. It can also be difficult for plow blades to scrape down to black pavement, depending on the current conditions (how dry/wet the snow is, how fast it is coming down, how hard the wind is blowing, etc.)

## 5. Why don't the plows clear the entire width of the street, from curb to curb?

Plows are often a misunderstood piece of equipment. If you've ever driven a full-sized pickup on a crowded street like many of the ones in our community, which can be a challenge on its own, consider what it's like to add a plow blade sticking 4 feet out in front of your vehicle. Even a "small" plow truck can be in excess of 22' long. Operating a large vehicle, manipulating a plow blade from side to side and up and down, and frequently shifting gears is pretty challenging.

Plow blades can push snow off to the side, but they cannot pick it up. When significant accumulation occurs, the drivers will do everything possible to clear the widest lanes, but they may not be curb to curb. Bear in mind that these trucks can slide on ice and snow-covered roads too, so plow drivers exercise extreme caution near parked vehicles, causing owners to have to shovel more to get vehicles out to the road. The contractor widens the roads as much as reasonably possible, but in some of the densely populated areas, there is nowhere to push the snow during extremely high snow fall events. Please park your vehicles off the roads and off to the sides of parking lots whenever possible. Abandoned vehicles can also add to the issue.

## 6. Why can't we use reserves to pay for snow removal bills?

Reserve funds are required to be held for future repairs and replacements of community property and cannot be used for snow removal. Those funds are on hold in reserve to pay for major expenses such as resurfacing HOA roads, re-roofing the community

center or replacing pool machinery, not for operating expenses.

## 7. Why are the fees for HOA-owned streets higher than for residents on VDOT streets? How much of the monthly assessment goes to snow plowing?

*For 2026, the budget for snow removal for townhomes and D&S Condos is \$74,197. That's \$50.52 per unit per year (or \$4.21 per month). The budget for snow removal for single-family homes on private streets is \$23,339. That's \$62.07 per home per year (or \$5.17 per month). The remaining balance of the assessment is for private road maintenance for repair and repaving of those roads, aprons, curb and gutter, and sidewalks.*

## 8. Why don't we budget more for snow removal and increase service?

It's impossible to predict the weather months (or even days) in advance, and snow is a huge variable from year to year. When formulating the budget, the Board uses an average cost of snow removal for past years. Inflated amounts can lead to unnecessary increases in assessments, or a surplus of income in the budget. The Association is required to maintain a balanced budget. The Board makes every effort to keep assessments stable while keeping services as high as possible.

*Snow FAQ's continued on page 18*



*Snow FAQ's continued from page 17*



### **9. How does our snow contract work?**

The Association's contract is "time and materials" and is at a fair and reasonable cost for these services in our area. Each snow event is different and unpredictable, but we are billed only for the time the contractor worked. The Association is fortunate to have a contractor that is solely dedicated to Broadlands and willing to work around the clock. Many associations have crews that are assigned to multiple properties, and their community may not be a priority for that contractor. If you've ever driven down Demott Drive, you've probably seen some of the equipment stored in the

Summerbrooke pool parking lot. All of this equipment is stored on site all winter and is dedicated to Broadlands. Additional equipment that is utilized by the contractor for other jobs year-round is brought for snow events in order to fully support our needs.

### **10. How do we know we are receiving the best and most qualified plowing service?**

Signature Snow and Ice Control (SSIC) has been providing snow plowing services in Broadlands for

more than 20 years. Their rates are extremely competitive, and they are familiar with the most efficient and productive ways to plow our streets. They routinely provide Broadlands with several plow trucks, a tractor, and crews dedicated to clearing our roads and sidewalks as quickly as possible. Additional equipment is brought in as conditions warrant.

### **11. Do crews take breaks? How long do they work between breaks?**

Many of the drivers work long hours during winter weather events - often 24 to 36 hours at a time without the opportunity to go home and sleep in a real bed. The goal during heavy storms is for each driver to have a 6-hour break every 24 hours. Sometimes they need breaks more often to nap, eat, use the restroom, or touch base with loved ones. It's understandable and recommended that they would take a break occasionally in order to reenergize and safely continue their work. They workday and night, driving slippery roads, dodging parked cars and avoiding hazards to clear the roads. All so that emergency responders can reach residents in the event of a life-threatening emergency.

### **12. Can the plows push the snow in such a way as to avoid blocking my driveway?**

A plow blade is designed to push snow to the side; it will not pick it up and deposit it elsewhere. As the plow moves along the road, snow is piled up along the side whether that side has a curb, a driveway, or a guardrail. In order to clear a lane quickly, the plows will push snow off to the sides. It can be very frustrating to dig out the driveway only to have the plow leave a new pile. VDOT recommends digging out an area 10 to 15 feet to the right of your driveway (viewed from the street), giving the excess snow a place to go, which may help to minimize the plow pile at the end of your driveway. It is obviously challenging to do this in some densely populated areas where driveways are closely situated.

### **13. Who is responsible for clearing space around the fire hydrants?**

On HOA owned streets, our contractor marks all the hydrants using wooden stakes with blue tape on them. This way they can return after the snow subsided and the roads are clear to dig them out to make them accessible for fire trucks. On VDOT streets, it is the residents' responsibility to mark and dig out the hydrants.



#### 14. Where should I put the snow from my driveway/sidewalk/parking space if not in the street?

The HOA and VDOT ask that you do everything possible to avoid shoveling snow into the street as it creates roadblocks for your neighbors and adds to the snow volume that the plows have to move out of the way. Try to pile the snow in your yard or find some common area open space (turf, not roadway) to place the snow.

#### 15. Why does the HOA mark the main roads with orange snow stakes? Why doesn't it mark the private roads?

Several years ago, the HOA invested in the snow markers in order to identify the edges of the roads on the main roads (Claiborne/Waxpool/Truro Parish/Broadlands Blvd). Although these are VDOT roads, the association has an easement to maintain the turf on the medians and right of ways on these roads. Therefore, the HOA has to pay for turf repairs when damage occurs. These stakes assist the plows for two reasons. For one thing, the equipment used to keep these main roads clear consists of larger commercial-grade trucks that sit several feet higher off the ground than an ordinary pickup truck. This height makes it significantly more difficult to see the edges of the road. Additionally, when VDOT installed the curbs on these roads, they rounded the edges to conserve concrete. This does not define the edge of the road in the same way that a square concrete curb does, and it's much easier for the plows to jump the curb and shave off large sections of turf in doing so. On the HOA roads, the plow equipment is generally smaller so the drivers can see a bit easier. Also, most, if not all of the HOA roads have square curbs, making it slightly harder for the plow to jump the curb and damage the turf. While the HOA has observed turf damage on main roads following storms, the damage is significantly lower than it would be had the stakes been absent. The stakes typically get installed in November before the ground freezes, so they can be driven deep enough to be stable. They do occasionally get broken, stolen, or vandalized, and are reinstalled or replaced as necessary.

## Roll the Dice for a Great Cause! Briar Woods Athletic Boosters Casino Night!

Get ready to try your luck and have an evening of excitement! The Briar Woods High School Athletic Boosters Club is hosting its annual Casino Night, and all Broadlands residents are invited to attend and support the cause.

What: Briar Woods High School Athletic Boosters Casino Night

Date: Friday, February 20th

Time: 7:00pm – 11:00pm

Where: Belmont Country Club



### About the Event

Join us for a thrilling night featuring popular casino games like Blackjack, Roulette, Craps, and Poker. It's a fantastic opportunity to socialize with neighbors, enjoy some great food and drinks, and win amazing silent auction prizes!

- No cash prizes: Attendees use play money to game, which is exchanged for raffle tickets at the end of the night.
- Support BWHS Athletes: All proceeds from the evening go directly to the Briar Woods Athletic Boosters to help fund improvements for ALL our school's sports teams.

*Come out for a glamorous evening and help ensure our student-athletes have the resources they need for a successful season!*

### Tickets and Information

For ticket prices, to purchase tickets, to become a sponsor, or for more details about the event, please visit the **Briar Woods High School Athletic Boosters website:**

<https://www.bwboosters.org/events/casino-night> or contact [president@bwboosters.org](mailto:president@bwboosters.org).



# 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 [ashburnjuggling.wixsite.com/site](http://ashburnjuggling.wixsite.com/site) for the next scheduled meeting. Questions? email [info@ashburnjuggling.club](mailto: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 [vp-703053@toastmastersclubs.org](mailto:vp-703053@toastmastersclubs.org) and/or visit our website at [ashburn.toastmastersclubs.org](http://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](http://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](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. *This month's Events Committee will meet on January 14th.* 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 this month. 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. 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 information, please contact [momsclub.ashburn@gmail.com](mailto:momsclub.ashburn@gmail.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

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](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).



# More Than Report Cards: Conversations That Matter for Your Child's Elementary Education

Submitted By: Karyn Kayes, Ed.S., Educational Consultant, Clarity Psychological Services

This is the time of year when students and teachers are settled into academic routines and patterns of learning are evident. The period between January through the end of the month feels very long and slow for students, parents, and teachers alike. The climate typically reduces the opportunity for outside activities, and learning challenges can become more pronounced. Mood is impacted by these variables along with others that may have been just under the surface brewing, since the start of the school year. Thus, this time brings about many questions for parents/caregivers navigating this often-challenging time especially in the context of new state standards, new curriculum and different teacher style. The following question-asking tips invite a more robust conversation with your child's elementary school teacher and will bring benefits now and throughout the year, giving ample opportunity to identify areas that may require more focused attention over the coming months.

**Foster Deeper Conversations:** Parent-teacher conferences, while a start, often lack depth, are brief and often occur only once, maybe twice, a year. Consider asking more open-ended questions about your child's participation during winter conferences.

- How is my child's social and emotional development in the classroom? What are some ways I can support them at home in this area?
- When it comes to the five components of reading (phonemic awareness, phonics, vocabulary, fluency, and comprehension), what are my child's biggest strengths and what areas need the most focus?
- How is my child's number sense, such as understanding quantities, counting, estimation, algebraic thinking, and math vocabulary?
- Is my child participating in class and working well with others during group activities?
- What are some key learning milestones you hope to see my child achieve by the end of the school year?

**Support Learning at Home:** Inquire about methods for reinforcing skills at home and gather information about expectations for your child's work at home.

- How much time do you expect daily homework to take, in addition to other projects that need to be completed outside of school hours?
- Are there specific content areas that you recommend reinforcing at home to support subjects taught in class or areas in which my child is struggling or excels?
- What specific activities or games can we engage in at home to strengthen classroom learning?
- If my child is having a difficult time with homework, what are your recommendations?

**Establish Open Communication:** Building a strong relationship with the teacher, understanding key learning milestones, and knowing the best way to communicate about progress and concerns are vital during a child's educational journey.

- What is the best way for me to communicate with you about my child's progress or any concerns I may have so we can course-correct now before a smaller issue turns into a larger problem?
- What are some things that I can do to best support you as the teacher in helping my child?
- Say, "Here is my contact information (phone, email); I have the most flexibility for a phone call at X time; and/or I am usually able to respond to email within 24-hours."
- Say, "Please feel free to reach out when you need assistance and when my child is worthy of praise."

Being collaborative and intentional now will reduce surprises and unnecessary worry this spring! For more information visit <https://www.claritypsychological.com>.







## Making a Difference in the Community, Scouting for Food 2025

Submitted By: Jessica Austria-Henderson

Broadlands Cub Scouts, Scouts BSA and Venturing Crew wish to **THANK YOU**, Broadlands and surrounding neighborhoods, for your generous support of the Scouting for Food 2025 food drive.

In the first two Saturdays in November, a joint effort by your neighborhood scouts from Cub Scout Pack 1483, Troop 1154, Troop 2970-B, Troop 2970-G, and Venturing Crew 2970 launched their annual campaign to collect food pantry donations. This year donations were in support of Mobile Hope and the Backpack Buddies program.

Despite the economic uncertainty we are currently living in, you continue to support our youth and have given generously to help those in our community who are struggling. Your kindness allowed us to collect and donate a whopping 6,458 pounds of food to these pantries.

A Scout is Helpful, Friendly, Kind and Cheerful. These are a few of the laws and values of good citizenship instilled in the Scouting America programs. Thank you for encouraging these kids to live up to these values.

Thank you for supporting these kids in their efforts to fight hunger in the community and to bring a little bit of ease and comfort to those who may be struggling this holiday season.

For more information about your local Scouting America units, please visit:  
<http://www.BeAScout.org>.





## Loudoun Hosts Monthly Virtual Foster Care Information Sessions This Winter

The Loudoun County Department of Family Services (DFS) will host monthly virtual foster care information sessions with dates scheduled in January, February and March 2026. Anyone interested in learning more about becoming a foster family or parent is encouraged to attend a session on one of these dates:

- **Monday, January 12, 2026:**  
**6:00pm – 7:30pm**
- **Wednesday, February 18, 2026:**  
**6:00pm – 7:30pm**
- **Monday, March 16, 2026:**  
**6:00pm – 7:30pm**

During each session, DFS representatives will discuss general information on the need for foster care, eligibility requirements for foster parents, the process of becoming a foster parent and the support provided by DFS to foster families. Participants will have the opportunity to ask questions and sign up for next steps.

Attendance is free, but registration is required. For more details and to register for an information session, visit [loudoun.gov/FosterCare](https://loudoun.gov/FosterCare).

Anyone who requires an accommodation to participate in the program may contact the Department of Family Services at 703-777-0353. Three business days' notice is requested.



## In Case You Need a Hand . . .

### NON-EMERGENCY

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

### BROADLANDS COMMUNITY

Mailbox (Main Street Mailboxes) .....	571-379-8454
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#### Snow Removal:

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

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

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

### PUBLIC INFORMATION

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

### SCHOOLS -BROADLANDS

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

## EDUCATION/MUSIC/ 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.

### MINTONS ACADEMY OF MUSIC STUDIO:

Looking to bring more music into your home this winter? Minton's Academy of Music, offers year-round private lessons in piano, guitar, voice, drums, strings, woodwinds, and more. Our instructors work with students of all ages and skill levels—from beginners to advanced performers.

Visit [Minton'sMusic.com](http://Minton'sMusic.com) to explore our newest updates, view our programs, and schedule your first lesson. Minton's Academy of Music Building musicians, one note at a time since 2002.

## HOME SERVICES

### 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

### CPA SERVICES:

Broadlands resident and CPA offering personalized tax preparation and planning. Local, reliable, year-round support. Let's simplify your taxes and maximize savings. Email [broadlandscpa@gmail.com](mailto:broadlandscpa@gmail.com) for a free consultation.

### MARY KAY:

*Start the Year with fresh radiant skin* - Kick off the new year with a renewed skincare routine. *Mary Kay TimeWise® Repair Volu-Firm® Set* targets the visible signs of aging, helping to restore firmness and smoothness to your skin. Begin the year with a glowing complexion and youthful radiance. 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 or online at [broadlandshoa.org/stay-connected](http://broadlandshoa.org/stay-connected).

## 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

### HOME SERVICES

Academy Door & Control Corp .....	10
Augustine Roofing .....	10
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# BROADLANDS

## Newsletter Advertising Rates and Sizes

### COLOR DISPLAY ADS

Size & Location • Rates are per issue

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

#### INSIDE PLACEMENTS:

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

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

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

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

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

### SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

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







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Sunday (boarder pick up only): 5 PM - 7 PM



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# BROADLANDS

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