

FEBRUARY 2025

# BROADLANDS



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*Official Newsletter of the Broadlands Homeowners Association*

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# BROADLANDS



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**Board of Directors  
Upcoming Virtual Meeting  
Tuesday, February 11th - 6:00pm**



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

## Board of Directors January 14th Virtual Meeting Highlights

- Reviewed the snow services from the January 6<sup>th</sup> storm
- Did not take action on installing additional swings at the North playground
- Discussed tree care throughout the community with Potomac Tree and Shrub
- Revised the Purchasing Policy Resolution
- Approved a request from mb LoGistics, LLC for hosting a Boxers & Briefs 5K
- Approved a request from mb LoGistics, LLC for hosting a mini-triathlon
- Approved a request from mb LoGistics, LLC for hosting an adult triathlon
- Established the Annual Meeting date for May 13<sup>th</sup>
- Appointed William Kolster to the 2025 Annual Meeting Elections Committee
- Approved the draft reserve studies for the Master Association and Private Streets, provided by SmartProperties
- Held one hearing and assessed violation charges for an outstanding violation

*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.*

# FEBRUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2 Groundhog Day World Wetlands Day	3	4	5	6	7 Bingo 6:30 (doors open at 6:00pm) - CC	8
9 Super Bowl	10 Newsletter Submissions Due - 12:00pm	11 HOA Board Meeting 6:00pm - Virtual	12 Modification Subcommittee Submissions Due 12:00pm Events Committee Meeting 6:30pm - Virtual	13	14 Valentine's Day	15
16	17 President's Day HOA Offices Closed for President's Day	18	19 Modification Subcommittee Meeting 7:00pm - Virtual	20 National Love Your Pet Day	21	22 Washington's Birthday
23	24 Southern Walk HOA Meeting 7:00pm - CC	25	26	27	28 National Tooth Fairy Day	

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

# Spring Planning

January brought us snow, wind, and cold and, we expect this month may bring more of the same. As we move into February, I hope you are all staying warm and enjoying 2025 thus far. This month often brings a mix of winter's chill and the promise of spring just around the corner. It's also a time to celebrate community and reflect on the year ahead.

## Here are a few updates and reminders to keep in mind:

### 1. Winter Weather Preparedness

February can bring unpredictable weather, including snow and ice. Our snow removal contractors are on standby, ready to keep roads and sidewalks clear. Please remember to park in designated areas to allow plows to do their job efficiently. Homeowners are responsible for clearing their driveways and walkways, so please be mindful of neighbors who may need assistance. Be sure to check out the Snow FAQs on pages 14-16 for helpful reminders on how to ensure the plows can effectively clear snow and ice, as well as best practices for clearing your driveway and sidewalks safely and efficiently.

### 2. Maintenance Updates

We conduct routine inspections of common areas to ensure they're safe and well-maintained. However, we can't be everywhere at once, and situations can change in an instant. If you notice any issues, such as fallen branches or damaged equipment, please report them to the HOA office.

### 3. Planning Ahead

By February, we are well into our preparations for spring projects, and we're sure many of you are doing the same. If you're considering exterior home improvements, now is a great time to review our architectural guidelines and submit applications for approval for your upcoming modifications. Let's work together to maintain the beauty and harmony of our neighborhood.

### 4. Friendly Reminders

- **Trash and recycling collection:** Please ensure totes are out no earlier than the evening before pickup and stored promptly after collection.

- **Pet courtesy:** Always clean up after your pets and keep them leashed while walking in the community.

### 5. Get Involved

Getting involved and volunteering in your community is one of the most meaningful ways to make a positive impact where you live. When you contribute your time and skills, you help strengthen the bonds between neighbors, improve the quality of life, and create a sense of shared purpose. Volunteering also allows you to meet new people, develop leadership skills, and gain a deeper understanding of the needs and opportunities in your area. Whether it's organizing events, serving on committees, or lending a hand during cleanups or improvement projects, your efforts make a difference. A strong, vibrant community starts with engaged residents.

When we all pitch in, even in small ways, we create a place where everyone can thrive. Get involved today—you'll not only enrich your

neighborhood but also find personal fulfillment in the process! Check out our website at [broadlandshoa.org/committees/](http://broadlandshoa.org/committees/) to see a list of active committees.

Your feedback and involvement are always appreciated. Whether you have suggestions for community improvements or questions about HOA policies, my door is always open. Let's make February a month of collaboration and progress as we continue to build a strong and vibrant community.

Wishing you a warm and wonderful month ahead!

*Sarah*

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

*Let's work together to maintain the beauty and harmony of our neighborhoods.*



# BINGO NIGHT!

## FEBRUARY 7, 2025

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  
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FIRSTSERVICERESIDENTIAL.MYEVENTSCENTER.COM  
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# 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.



## 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.



## Modifications Subcommittee Submission and Meeting Dates

<b>Submission Deadline By Noon</b>	<b>Meeting Date</b>
February 12th.....	February 19th
February 26th.....	March 5th
March 12th .....	March 19th
March 26th .....	April 2nd
April 9th.....	April 16th

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



## Please Clear Your Walkways

Both Virginia and Loudoun County Codes require that the occupant – whether an owner or a tenant – remove all snow and ice from any walkway adjoining any part of their property within 6 hours after the snowfall has ceased. If the snow or ice falls during the night, it must be removed by noon the following day. Should the storm occur on Sunday, the accumulation must be removed by noon on Monday.

*Failure to comply with the Code can result in a fine of \$100.00 imposed by the county.* Complaints should be reported to the County Department of Building and Development. Please be a good neighbor and a good citizen. Clear your walkways and keep Broadlands a safe environment for all our residents. If you know someone physically unable to keep their walkway clear, please consider giving them a helping hand.

## Time to Remove Your Holiday Decorations

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 2nd.

## Stay Safe - Don't Skate on the Community Ponds

Please remember skating is prohibited on all community ponds. Even walking on any ice-covered pond can be very dangerous. The surface of the pond may appear to be frozen, but our winters are normally not cold enough to guarantee that the ice is thick enough to support anyone's weight, even a child's.

Parents, please tell your children that it is extremely dangerous, even deadly, to walk or skate on the ponds in the community. Let's keep our neighborhood safe! Please keep pets off the ice too!

## Be a Good Neighbor

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



## 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 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.*



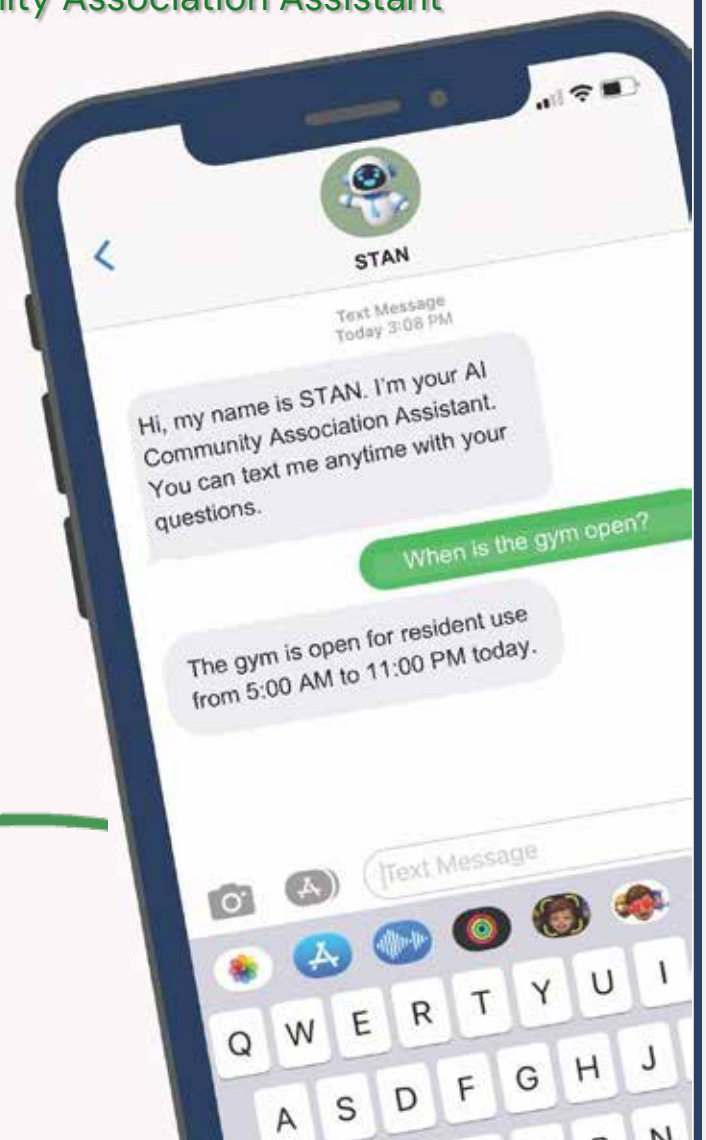
# Meet STAN!

Broadlands New AI Community Association Assistant

STAN provides instant help to residents around the clock! Simply text your questions, and get immediate answers.

## *What Can Residents Use STAN For?*

- ✓ Community Information
- ✓ Policies
- ✓ Amenity Details
- ✓ Trash & Recycling Collection Schedule
- ✓ Report an Issue
- ✓ Modification Information
- ✓ Events



Or TEXT: 877-390-2462





## 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 is kept 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).

# SWHOA February News

## Next Board of Directors Meeting:

**February 24, 2025**

**Location: Virtual**

**2025 MONTHLY ASSESSMENT: \$20.00**

Please be sure to login to your ClickPay account to confirm your payment has been updated to the new assessment amount to avoid overpaying. **If you pay by paper check, money order, or online bill pay through your bank, you will be required to update your payments to the following new mailing address effective immediately:**

Southern Walk at Broadlands HOA  
c/o FirstService Residential  
PO Box 30403  
Tampa, FL 33630-3403

A copy of the Approved 2025 Budget has been mailed to the membership. Owners may also find a copy of the approved budget on the Connect Resident Portal. <https://southernwalk.connectresident.com/>

### January Meeting Recap

1. Call to order/verification of quorum
2. Approval of agenda
3. Review and approval of meeting minutes
4. Open forum
5. Old/Unfinished business:
  - i. Verizon - community transition to retail discussion
  - ii. VOTEHOANOW proposal - dissolution vote
6. New Business
7. Management Reports
  - i. Financials
  - ii. Action Item list
  - iii. Annual Calendar - 2025
8. Executive Session
9. Adjournment

## BOARD OF DIRECTORS

### General Inquiries

Laura Marshall, Property Manager - [info@swhoab.com](mailto:info@swhoab.com)

### President

Shashi Aadipudi - [president@swhoab.com](mailto:president@swhoab.com)

### Vice President

B. Shekar Setty - [vicepresident@swhoab.com](mailto:vicepresident@swhoab.com)

### Treasurer

Michael Simpson - [treasurer@swhoab.com](mailto:treasurer@swhoab.com)

### Secretary

Dinesh Jadhav - [secretary@swhoab.com](mailto:secretary@swhoab.com)

### Secretary

Nafis Chowdhury - [chowdhury.nafis@gmail.com](mailto:chowdhury.nafis@gmail.com)

### Director

Anil Yeddu - [yeddu@yahoo.com](mailto:yeddu@yahoo.com)

### Director

Jayesh Amdekar - [jayamdekar@gmail.com](mailto:jayamdekar@gmail.com)

## Covenants Corner

### February Inspections

Broadlands Covenants would like to wish everyone a happy new year. As we transition into the new year, we want to remind you of a few items we will continue inspecting.

We are currently conducting inspections of our exterior light poles to ensure they are in good working condition and can help illuminate walkways during the dark winter nights. If you notice that your exterior light pole is not functioning properly, there are a few things you can check before calling an electrician. Firstly, try replacing the light bulb(s) to see if that resolves the issue. If that doesn't work, check your circuit breaker as it may have tripped. Lastly, check your photocell sensor, which may need to be readjusted or replaced. If none of these solutions work, there may be a wiring issue, and it's best to call an electrician. Please note that all exterior light poles should be painted black unless you have received approval from the Modifications Subcommittee for a different color or style. If your exterior pole light appears faded or grayish, it might be time to paint it black.

We would also like to remind everyone about inclement weather sidewalk shoveling safety:

The Loudoun County ordinance (Chapter 1022) requires the owner/occupant of a property that has a public sidewalk adjoining or touching the property in front, rear, or either side, to clear or treat that sidewalk for snow and ice within 6 hours of a snowfall (by noon for overnight snowfall).

Broadlands Association is not responsible for removing the snow from sidewalks in front of townhomes or single-family homes. This is the sole responsibility of the resident. Property owners abutting common areas (i.e. along Ellzey Drive) are also responsible for clearing those sidewalks. This will provide a safe walkway for children going to school.

The Loudoun County Department of Building and Development is responsible for the enforcement of this ordinance. Please report all complaints to Loudoun County via their online reporting tool, [loudoun.gov/3055/Report-an-Issue](http://loudoun.gov/3055/Report-an-Issue) or [iframe.publicstuff.com/](http://iframe.publicstuff.com/).

Sincerely,

Suzan Rodano, Covenants Manager





## Have old laptops, iPads or tablets sitting around?

Broadlands Community Outreach is excited to partner with a local volunteer with KindWorks, a local nonprofit organization, to collect used computers during the month of February. These computers will be refurbished and distributed at no cost to low-income students, families, and individuals in our community. This initiative aims to increase access to services, enhance digital literacy, and reduce the amount of electronics sent to landfills. Remember to ask your workplace and friends about donating their old computers as they upgrade to new ones!

### DONATION REQUIREMENTS

- ✓ Laptops and tablets only please
- ✓ All devices must power on
- ✓ Screens must be in-tact with no cracks
- ✓ Laptops should be newer than 2015
- ✓ Please do not remove hard drives
- ✓ PCs can be Windows 8, Windows 10, or Windows 11
- ✓ All types of MacBooks are accepted
- ✗ *No keyboards, printers or other peripherals are needed*

Local KindWorks volunteers will wipe computers clean of files and settings, add necessary hardware or peripherals, and install current operating systems and free software. They have refurbished and donated over 1,500 computers in recent years.



### DROP OFF INFO

When: Drop off February 1-28

Where: In bin on right patio  
adjacent to HOA Administrative Office  
21907 Claiborne Parkway

### MORE INFO

- Questions? Contact the local volunteer at [jkindworks@gmail.com](mailto:jkindworks@gmail.com) or Julie with Broadlands Community Outreach at [Julie@broadlandshoa.com](mailto:Julie@broadlandshoa.com) and we'll be happy to guide you. For corporate donations, contact [deb.lang@dokindworks.org](mailto:deb.lang@dokindworks.org).
- If you prefer to clean your computer prior to donating, please follow these tips: [www.consumerreports.org/electronics-computers/computers/how-to-wipe-a-computer-clean-of-personal-data-a5849951358/](http://www.consumerreports.org/electronics-computers/computers/how-to-wipe-a-computer-clean-of-personal-data-a5849951358/).
- Before donating an iPad, be sure to remove it from your iCloud (and FindMyPhone app): [support.apple.com/en-gb/guide/icloud/mmdc23b125f6/icloud?](https://support.apple.com/en-gb/guide/icloud/mmdc23b125f6/icloud?)
- KindWorks is a 501(c)(3) nonprofit organization and Individuals and companies that donate a computer can print off a tax deductible receipt for in-kind donations. Visit [dokindworks.org](http://dokindworks.org).





## Snow FAQs

In order to help assist residents with snow removal questions, the Board and Management have prepared 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 2025, the budget for snow removal for townhomes and D&S Condos is \$69,746. That's \$52.20 per unit per year (or \$4.35 per month). The budget for snow*



*removal for Single Family homes on private streets is \$19,220. That's \$51.12 per home per year (or \$4.26 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.

### **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 in order to nap, eat, use the restroom, or touch base with loved ones. It's understandable and recommended that they would take a break once in a while in order to reenergize and safely continue their work. They work day 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 around the fire hydrants?**

On HOA owned streets, our contractor marks all of 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 the 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.







## Frozen Pipes

**Sourced From: Loudoun Water, [loudounwater.org/residential-customers/frozen-pipes](https://loudounwater.org/residential-customers/frozen-pipes)**

When the weather turns colder, water expands as it freezes and this can put tremendous stress on whatever is containing it, including metal or plastic pipes. Usually, pipes that freeze are exposed to severe cold weather, like outdoor hose bibs, and water supply pipes in unheated interior areas like basements, garages, or kitchen cabinets. To keep meters from freezing during extreme cold snaps, it is important to have a constant flow of water going through the meter.

### **During significant cold snaps, follow these tips:**

- To prevent your pipes from freezing, allow a faucet to trickle cold water. The faucet you choose should be the one that is the greatest distance from your main water shutoff valve and at the highest point in your home. This is especially important if your property has experienced frozen meters in the past.
- Open the cabinets beneath any place with a water supply, such as the kitchen and bathroom sinks. This will allow warm air to circulate. (Remove any toxic substances first if there are small children or pets in the home.)
- If your pipes freeze, never thaw a pipe with an open flame. Use warm water to soak towels, then wrap the towels around the frozen pipes.

*If you recently had your meter thawed by a Loudoun Water staff member, please take care to prevent your meter from refreezing by following the above tips.*

### **Here are a few preventive measures that can help you when temperatures dip below freezing:**

- Whether you're at home or away traveling, keep your thermostat set no lower than 55F. Travelers will often make the mistake of turning their thermostats off thinking it will save on their heating bill when in reality, they'll come home to frozen pipes.
- Shut off and drain the pipes leading to your outside faucets and/or hose bibs so no water is left to freeze, expand and

cause a leak in these lines.

- Keep doors and windows to the outside tightly closed.
- Insulate pipes in any unheated or drafty areas. Hardware and plumbing supply stores carry insulation to keep pipes from freezing.
- Seal all leaks in crawl spaces and basements.
- Know where your main shutoff valve is and label it. Minimize the potential for water damage by ensuring that everyone in the household knows how to shut off the water in case of an emergency.

*Freezing pipes are one of the most expensive risks homeowners face. Know the location of your main water shutoff valve. Minimize the potential of water damage by ensuring that everyone in the house knows how to shut off the water in an emergency. To help with this, Loudoun Water has a printable label, [loudounwater.org/sites/default/files/Main%20Shut-Off%20Tag.pdf](https://loudounwater.org/sites/default/files/Main%20Shut-Off%20Tag.pdf), that you can attach for easy identification.*

### **As the weather remains colder, remember the importance of preventing frozen pipes and meters. If you suspect a frozen pipe or meter, you can contact Loudoun Water one of several ways:**

- Call 571-291-7880 during regular business hours.
- Call our after-hours emergency number at 571-291-7878.
- If you are unable to get through, fill out a Contact Us online form, [loudounwater.org/content/contact-us](https://loudounwater.org/content/contact-us), on our website.

*We ask that you do not attempt to open your own meter crock as this can damage your meter and result in fines. Also, if a Loudoun Water staff member has been dispatched to your property to work on your meter, please do not approach them for their safety. If you have any questions, please call our Customer Relations team at 571-291-7880 and they can answer your questions.*



## Navigating Perimenopause: Understanding and Embracing the Journey to Empowerment

Over the last several years there has been an increased focus on what to expect in perimenopause, with many turning to social media to spread the word. After decades of having our symptoms dismissed and a woeful lack of research, women are not satisfied with the options (or lack thereof) that have been offered. Most medical professionals are also unaware of how this stage affects women, both physically and emotionally. They don't even learn about it in medical school, and we want more!

Let's start with the basics. What is perimenopause? It's the years leading up to menopause when your hormone levels become erratic, and it can take up to 10 years. Since the average age of menopause is 45 to 55, you could start having symptoms in your mid to late 30's! Who knew? I'm sure you know that it can come with hot flashes, but there are a bunch of physical symptoms that can occur: weight gain, sleep issues, hair loss, joint pain, headaches, burning tongue, changes in alcohol tolerance – and there are many more! Mental health symptoms can include emotional flatness, new anger and rage that you never had before, depression, suicidal ideation (the suicide rate for women is highest between the ages of 45-55), and again, this is not a comprehensive list! Not

only are you carrying the emotional struggles of this time, empty nest, divorce, being sandwiched between caring for children and aging parents, but now you have to deal with a burning tongue. Not every woman will experience all these symptoms, and their severity is also extremely varied. But there is help! You no longer have to suffer through this. Talk to a medical professional who has learned about perimenopause as there are safe medical interventions. Mental health therapy is a great way to help you cope with all the transitions that can come along with midlife, learn to set and hold boundaries, or simply a place to vent and be validated. It's also about reclaiming your sense of self. With the right tools, support, and mindset, this chapter of life can become a time of growth, resilience, and renewed purpose. I can help with that.

*Author Dawn Van Berkel is a licensed professional counselor, certified clinical trauma professional, and narcissistic abuse treatment clinician. Contact me at [www.heal-evolve-reignite.com](http://www.heal-evolve-reignite.com) or 571-302-4515.*



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# Broadlands Area Clubs and Groups

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

## ASHBURN JUGGLERS

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

## ASHBURN TOASTMASTERS

Holding Online Meetings. Please contact our VP of Membership, [vpm-703053@toastmastersclubs.org](mailto:vpm-703053@toastmastersclubs.org), for the URL to join our meetings. Check our website, [ashburn.toastmastersclubs.org](http://ashburn.toastmastersclubs.org) for meetings calendar.

## BRAMBLETON LADIES GOLF LEAGUE

This 18-hole ladies' league is open to women golfers of all levels. We play on Monday mornings April - October at Brambleton Golf Course. You may choose to walk or ride. Starting Tee Times: April-May 8:30am / June-July-Aug 8:00am / Sept-Oct 8:30am. Sign up at [brambletonladiesgolf.org](http://brambletonladiesgolf.org) or call Sara Carlin at 703-723-3000.

## BROADLANDS CONSERVATION LANDSCAPE COMMITTEE

The Broadlands Conservation Landscape Committee is responsible for maintaining Broadlands' engagement in the National Wildlife Federation's Community Habitats Program. Join us to learn how you can help wildlife in and around Broadlands by contributing to greater biodiversity. Help us build a beautiful and more resilient future. Email [BroadlandsWildlifeHabitats@gmail.com](mailto:BroadlandsWildlifeHabitats@gmail.com).

## BROADLANDS EVENTS COMMITTEE

Broadlands has many events throughout the year that need volunteers. All you need to do is show up and be ready to have fun! Plus, volunteering is a great way to get to know your neighbors. *The next meeting will be on February 12th at 6:30pm.* Meetings are virtual unless otherwise noted. For more info and the Zoom link, email Crystal Boswell, events manager, at [events@broadlandshoa.com](mailto:events@broadlandshoa.com).

## BROADLANDS LIVE! COMMITTEE

The Broadlands Live Committee is in the planning process for the 2025 Summer Concert series. The committee relies on volunteers to help make the concert season a success. Email Jason at [BroadlandsLive@broadlandshoa.com](mailto:BroadlandsLive@broadlandshoa.com) to volunteer.

## BROAD RUN DEMOCRATS

We are a group of like-minded, civically engaged neighbors who care about our community. Some of the things we do are: write postcards supporting candidates and voting, discuss current Loudoun County issues, promote candidates via various methods. We meet on the last Monday of the month. For more information, email Cory Brunet at [cbrunet2@yahoo.com](mailto:cbrunet2@yahoo.com).

## CUB SCOUTS & SCOUTS BSA

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

Scout Pack 1483 (Pack1483.org) meets at Hillside ES and serves the following elementary schools: Hillside, Mill Run, Waxpool & Moorefield Stn. To learn more about us, please visit: [BeAScout.org](http://BeAScout.org).

## EASTERN LOUDOUN 4-H CLUB

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

## GIRL SCOUTS

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

## GRIEFSHARE SEMINAR/SUPPORT GROUP

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

## MOMS CLUB OF ASHBURN

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

## MOMS IN PRAYER – BRIAR WOODS

Briar Woods moms are invited to join us to pray for our children and staff at our high school. We currently meet in person Friday mornings at 7:30am, and online once a month Mondays at 8:00pm. Please contact Becky for more information at 505-225-2451.

## PRE-TEEN AND TEEN ASPERGER'S SOCIAL SKILLS GROUP

Run by Dr. Michael Oberschneider and Dr. Douglas Lipp. Group members work on coping and social skills development with Dr. Oberschneider. Dr. Lipp runs a parent group simultaneously that addresses various topics on parenting children and teens with Asperger's disorder. For more info, we invite you to call the practice at 703-723-2999.

## REPUBLICANS FOR A BETTER WORLD

Come join us for many different activities including service, conservation, politics and community. Lots of different projects on the agenda - something for everyone. For more information please email [especial417@gmail.com](mailto:especial417@gmail.com).

## VENTURING – TEEN GROUP FOR ADVENTURE SEEKERS

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



# Briar Woods Casino Night to Raise Money for Student Athletes

Join us for a night of fun!

The Briar Woods Athletic Boosters Club is hosting **Casino Night** on **Saturday, February 22nd, 2025 from 7:00pm - 11:00pm at Belmont Country Club.**

*This is an adults-only event meant to bring our community together in support of Briar Woods student athletes.*

Each ticket includes \$500 in play chips (no cash value), two drinks from the bar (cash/credit bar), and a complimentary buffet and hors d'oeuvres during the evening. In addition, there will be music and a silent auction with lots of amazing items and events.



*Tickets and sponsorship opportunities are now available.*

*For more information, please visit [bwboosters.org/events/casino-night](https://www.bwboosters.org/events/casino-night).*

We hope to see you there!

## Broadlands Fitness Center

Broadlands Residents are invited to join the Broadlands Fitness Center located at 43360 Rickenbacker Square.

The Fitness Center includes: 5 treadmills, 4 elliptical, 5 strength machines, 2 stationary bikes, 2 multifunctional weight trainers, and a row machine.

Access fobs are \$25 each. Tenants, make sure you have an AOS on file from the owner of the property granting you access to the fitness center. Hours of operation are from 5:00am to 11:00pm, 7 days a week.

Children ages 13-17 must be accompanied by an adult fob holder. No children under the age of 13 are permitted at any time in the building. Please refer to [broadlandshoa.org/amenities/fitness-center/](https://www.broadlandshoa.org/amenities/fitness-center/) to review the application process and rules.

## Briar Woods Athletic Boosters Club Mulch Sale

Support Briar Woods Student Athletes by purchasing your spring mulch from the Boosters Club! Mulch orders will be delivered right to your driveway! **(20148 addresses only)**



**Mulch Delivery Day:** Saturday, March 22nd, 2025  
9:00am - 1:00pm

**Order Deadline:** Thursday, March 13th, 2025

Questions:

Email us at [events@bwboosters.org](mailto:events@bwboosters.org)

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# Dog Owner Etiquette

*As a responsible dog owner, it's important to manage your pet's behavior and follow certain rules of etiquette to ensure that you and your furry friend(s) are courteous members of the community. Following these guidelines can help you maintain good relationships with your neighbors and keep your dog safe and happy.*

## AS A RESPONSIBLE DOG OWNER...

### SCOOP THE POOP

It is important to remember to always scoop the poop and properly dispose of it. Not only is it the courteous thing to do for your community, but it also helps keep public spaces clean and safe for everyone. So the next time you take your dog for a walk, be sure to bring along a bag or use one of our many Mutt Mitt stations to pick up and properly dispose of your pet's waste.

### CALM YOUR BARK

It is important to be mindful of your pet's barking. Excessive barking can be a nuisance to your neighbors and disrupt the peace of the community. Avoid leaving them alone for extended periods as this can lead to boredom and excessive barking. If your dog does bark, be sure to address the issue promptly and consider using a bark collar or try seeking professional help if necessary. Remember, being a considerate dog owner means being mindful of your dog's impact on others.

### DON'T UNLEASH THE HOUNDS

It is important to keep your dog on a leash when in public spaces. This not only ensures their safety but also the safety of others around them. Always keep your dog on a leash while walking them in public areas such as parks, sidewalks, or trails. Also, make sure to choose the right leash length for your dog's size and strength. Remember, keeping your dog on a leash is not only a matter of following the rules and a safe practice but also a matter of being courteous to others.

### R-E-S-P-E-C-T

It is important to respect people who do not like dogs or are afraid of them. Even if you believe that your dog is friendly and harmless, not everyone may feel comfortable around them. It is important to be mindful of other people's feelings and avoid bringing your dog too close to them. If someone expresses their discomfort or fear around your dog, it is best to keep your dog at a safe distance or move away from them altogether. Remember, being a considerate dog owner means being respectful of others, even if they do not share your love for dogs.

# 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) .....	1-571-379-8454
---------------------------------------	----------------

### Snow Removal:

VDOT Streets .....	703-383-8368
HOA Streets .....	703-729-9704
Towing (Battlefield Towing).....	703-378-0059
Trash Pickup (Patriot Disposal) .....	1-703-257-7100

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

Billing – Laura Marshall, FirstService Residential, laura.marshall@fsresidential.com .....	571-234-5475
Verizon Activation (SWHOA Only).....	1-800-501-1172
Verizon FiOS Bulk Technical Support 24x7.....	1-888-553-1555
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

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# BROADLANDS

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

## MONTHLY RATES:

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

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

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

## Broadlands Blast

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

## Broadlandshoa.org

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

## Go Paperless

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

## Broadlands Community Info

### BROADLANDS ASSOCIATION, INC. ADMINISTRATIVE OFFICE:

21907 Claiborne Parkway  
Broadlands, Virginia 20148  
Main: 703-729-9704  
[broadlandshoa.org](http://broadlandshoa.org)

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

### HOA Office Hours:

HOA staff is generally available Monday-Friday 9:00am to 5:00pm.

### ASSESSMENT INFORMATION OFFICE

#### FirstService Residential: Payments and Resale Docs

Assessments: 703-385-1133 Fax: 703-591-5785  
[fsresidential.com](http://fsresidential.com) ♦ [ar.dcmetro@fsresidential.com](mailto:ar.dcmetro@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 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:** David Baroody ♦ [dm.cmb@outlook.com](mailto:dm.cmb@outlook.com), 703-729-6785

**Vice President:** Eric Bazerghi ♦ [eric@thehouse.net](mailto:eric@thehouse.net), 571-207-6505

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

#### Directors:

Andre Deazle ♦ 646-729-5973

Kay Dillon ♦ 703-405-4750

John Gallagher ♦ 703-927-6319

John Horner ♦ 703-723-2333

William Kolster ♦ 703-858-2459

Jason Pualoa ♦ 703-340-9828

### COMMITTEES

#### Broadlands Live Concerts:

Jason Pualoa ♦ [broadlandslive@broadlandshoa.com](mailto:broadlandslive@broadlandshoa.com)

#### Conservation Landscaping Committee:

Jennifer Crane ♦ [BroadlandsWildlifeHabitats@gmail.com](mailto:BroadlandsWildlifeHabitats@gmail.com)

**Events:** Crystal Boswell ♦ [events@broadlandshoa.com](mailto:events@broadlandshoa.com)

**Modifications:** Robin Crews ♦ [rcrews@broadlandshoa.com](mailto:rcrews@broadlandshoa.com)

**Swim Team:** [broadlandsswimteam.org](http://broadlandsswimteam.org)

**Technology:** Dawne Holz ♦ [deholz@icloud.com](mailto:deholz@icloud.com)

**Racquet Sports:** [BroadlandsTennis@gmail.com](mailto:BroadlandsTennis@gmail.com)

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# BROADLANDS

## Newsletter Advertising Rates and Sizes

### COLOR DISPLAY ADS

Size & Location • Rates are per issue

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

	PRICE Month to Month	PRICE 6+ Months Prepaid Discount	PRICE 12+ Months Prepaid Discount
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#### INSIDE PLACEMENTS:

• Eighth Page (3.75" wide x 2.41" tall).....\$125 \$100 \$75

• Quarter Page (3.75" wide x 5.00" tall) .....\$225 \$215 \$200

• Half Page.....\$430 \$400 \$375

Horizontal: 7.66" wide x 5.00" tall

Vertical: 3.75" wide x 10.16" tall

• Full Page.....\$1000 \$900 \$850

7.66" wide x 10.16" tall

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

• Quarter Page (3.75" wide x 5.00" tall) .....\$250 \$225 \$210

• Half Page.....\$450 \$425 \$400

Horizontal: 7.66" wide x 5.00" tall

Vertical: 3.75" wide x 10.16" tall

• Full Page.....\$1050 \$950 \$900

7.66" wide x 10.16" tall

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

• Quarter Page Horizontal Banner.....\$275 \$250 \$240

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• Quarter Page (3.75" wide x 5.00" tall) .....\$275 \$250 \$240

• Half Page.....\$475 \$455 \$435

Horizontal: 7.66" wide x 5.00" tall

• Full Page.....\$1050 \$950 \$900

7.66" wide x 7.50" tall or 8.50" wide x 8.25" tall

### SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

• For inquiries, please contact Jeff Walter via email at [jwalter@e-gcg.com](mailto:jwalter@e-gcg.com) or 703-818-2700. You may also visit [broadlandshoa.org/newsletter](http://broadlandshoa.org/newsletter)

• Email camera ready ad in PDF format to [jwalter@e-gcg.com](mailto:jwalter@e-gcg.com).

Ad must be in the specs shown above.

• Make payment on our website by clicking on the Buy Now button to use a credit card or your Paypal account. Checks should be made payable and mailed to Broadlands Association, Inc.

• Ad, Payment and Insertion Order Form are DUE by the 1st of the month prior to the month of publication to guarantee insertion. Example: Total submission requirements due January 1st for placement in February's issue.

• Newsletter is printed in full color. Rates shown are monthly.

No cancellations after the initial deadline are permitted.







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# BROADLANDS

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