

BROADLANDS



Happy New Year!

- HOA offices are closed on January 1st for New Year's Day and January 20th for Martin Luther King Jr. Day.
- No Trash or Recycling on Thursday, January 2nd. Make-up day is on Friday, January 3rd.

Our Neck of the Woods

Official Newsletter of the Broadlands Homeowners Association

Stay Healthy With Ashburn Pharmacy

Prescription Filling, Compounding, Pet Medication are a few of our services.



VACCINATION REMINDERS

- Flu Shots: Get vaccinated early for flu season.
- COVID-19 Vaccines: Stay protected with the latest vaccines and boosters.
- Meningitis Vaccines: Protect your college-bound teen.

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📍 Address: 43150 Broadlands Center Plaza, Suite 150, Broadlands, VA 20148 📞 Phone: 571-479-4125 🌐 Website: www.ashburnpharmacy.com

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Board of Directors Upcoming Virtual Meeting Tuesday, January 14th - 6:00pm

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

Board of Directors December 10th Virtual Meeting Highlights

- Approved the minutes of the November 12, 2024 Board Meeting
- Discussed a possible return to in person/hybrid meetings
- Approved a home-based art class business application
- Approved a proposal from Kastle Systems for camera installation at the Administrative Office
- Approved the 2024 and 2025 audit and tax return preparation agreement with Daly, Hamad & Associates, PLLC
- Held four hearings and assessed charges for outstanding violations

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

JANUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
 <p>EQUAL HOUSING OPPORTUNITY</p>			<p>1 New Year's Day HOA Offices Closed for New Year's Day</p>	<p>2 No Trash/Recycling Services</p>	<p>3 Trash/Recycling Services Make-up Day Christmas Tree Collection</p>	<p>4 National Spaghetti Day</p>
<p>5 National Bird Day</p>	<p>6 Christmas Tree Collection</p>	<p>7</p>	<p>8 Modification Subcommittee Submissions Due 12:00pm Events Committee Meeting 6:30pm - Virtual</p>	<p>9</p>	<p>10 Newsletter Submissions Due - 12:00pm</p>	<p>11</p>
<p>12</p>	<p>13 Christmas Tree Collection Southern Walk HOA Meeting 7:00pm - CC</p>	<p>14 HOA Board Meeting 6:00pm - Virtual</p>	<p>15 Modification Subcommittee Meeting 7:00pm - Virtual</p>	<p>16</p>	<p>17</p>	<p>18</p>
<p>19 National Popcorn Day</p>	<p>20 Martin Luther King Jr. Day Inauguration Day HOA Offices Closed for Martin Luther King Jr. Day</p>	<p>21 National Hug Day</p>	<p>22</p>	<p>23</p>	<p>24 Belly Laugh Day International Day of Education Bingo 6:30 (doors open at 6:00pm) - CC</p>	<p>25</p>
<p>26 National Spouses Day</p>	<p>27</p>	<p>28</p>	<p>29 Chinese New Year</p>	<p>30</p>	<p>31</p>	

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

Why Living in Broadlands is Better Than Ever in 2025!

Greetings Neighbors,

As we step into 2025, it's the perfect time to reflect on the many reasons why living in a community association is such a rewarding experience. Whether you've been part of our neighborhood for 30 years 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 life but also protects your property's value. HOAs help maintain high standards for the neighborhood, ensuring that our community remains a desirable place to live for years to come.

This year is especially exciting as we celebrate our 30-year anniversary! Over the past three decades, our community has grown and thrived, building a legacy of connection, care, and collaboration. We are thrilled to honor this milestone with special events and celebrations throughout the year.

We were also delighted to unveil our newly renovated administrative office during our Winter Wonderland event. The feedback on the updated look and layout has been overwhelmingly positive. Even our outdoor space received a significant upgrade, with brand-new Trex furniture providing a comfortable and stylish area for residents to relax and enjoy. The building, now over twenty years old, was in desperate need of repairs and reconfiguration to meet the evolving needs of our growing community.

Over the past 30 years, our HOA has seen tremendous growth in the number of units, members, infrastructure, and amenities. The office remodel was carefully planned to ensure it could continue serving its original purpose effectively. We're pleased to share that much of the renovation was funded through annexation fees from the developer, with the remaining portion supported by designated reserves for major repairs and replacements.

While we no longer have our animal residents, we are comforted knowing they were adopted into loving homes where they can receive dedicated care. Although we miss our furry and scaly friends, this change allows us to focus on the needs of our residents and the community at large.

As for winter weather, we're ready for whatever Mother Nature brings! Just a reminder: VDOT is responsible for plowing streets that are county-maintained, while the HOA manages plowing for privately owned streets and parking lots. Residents living on private streets pay additional assessments for street maintenance, which include snow removal. Those on publicly maintained streets do not pay this additional fee, as plowing is funded through taxpayer dollars. If you're unsure who owns the street you live on, please check the street listing

on our website.

Snow removal on HOA-owned streets begins once two inches (2") of snow has accumulated on paved surfaces or at the discretion of the Association and contractor. To help ensure the process runs smoothly, we encourage all residents to park in their driveways when winter weather is predicted. This allows plows to clear the widest path possible and reduces the risk of damage to parked vehicles. For detailed information on snow removal, please refer to our Frequently Asked Questions on page 14-16.

Finally, as we welcome the New Year and bid farewell to 2024, let's take a moment to recognize and thank the incredible members of the Broadlands team who have contributed so much to our community:

- **Board of Directors:** We extend our heartfelt gratitude to our Board members, who dedicate their valuable time to governing our growing community. Their efforts to balance evolving needs with budget constraints are truly commendable. We are fortunate to have both long-serving members with decades of experience and new members bringing fresh ideas.
- **Committee Volunteers:** Our dedicated committee volunteers play a vital role in sustaining the sense of community we all cherish. Whether it's helping out at events, planning activities, or reviewing applications for exterior modifications, their contributions make a lasting impact. I encourage everyone to consider volunteering—even a few hours can make a difference.
- **HOA Staff:** None of this would be possible without our hardworking HOA staff. Their commitment and dedication ensure that we can offer the services, amenities, and processes that make our community such a wonderful place to live.
- **Residents:** You too are part of the team! You attend community events, enjoy the amenities, and contribute to the vibrant spirit of our neighborhood. Your participation and enthusiasm give our community a true sense of togetherness and make Broadlands such a special place to live.

I hope everyone enjoyed their holidays and is ready to settle back into the rhythm of daily life. I'm excited for all the events and improvements we have planned about Broadlands in 2025. Let's make this year truly exceptional.

Happy New Year to all!

Sarah

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



BROADLANDS

Meet STAN!

Broadlands New AI Community Association Assistant

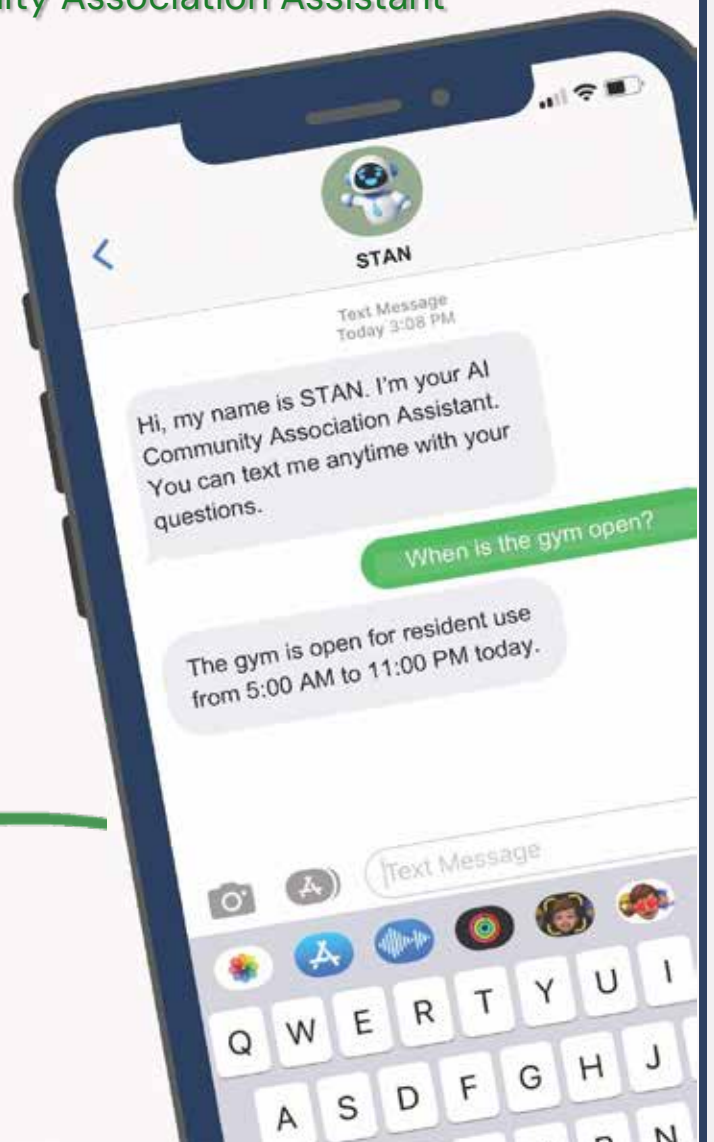
STAN provides instant help to residents around the clock! Simply text your questions, and get immediate answers.

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



BINGO

NIGHT!

JANUARY 24, 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 PIZZA
AND A BEVERAGE**

ONLINE REGISTRATION:

firstserviceresidential.myeventscenter.com/broadlands

BROADLANDS RESIDENTS AND THEIR GUESTS ONLY

Modifications Information

Per Article 7, Section 7.5 (a) Additions, Alterations, or Improvements by the Owners - “No person shall make any addition, alteration, or improvement in or to any Lot or any portion of the Property... which is visible from the exterior of the Lot or such portion of the Property, without the prior written consent of the Covenants Committee.”

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

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



Modifications Subcommittee Submission and Meeting Dates

Submission Deadline By Noon	Meeting Date
January 8th	January 15th
February 12th.....	February 19th
February 26th.....	March 5th
March 12th	March 19th
March 26th	April 2nd

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

Are You Selling Your Home?

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

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

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

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

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



Patriot Disposal Trash, Recycling and Christmas Tree Collection Holiday Schedule

New Year's Week:

- No trash or recycling on Thursday, January 2nd, services will be provided on Friday, January 3rd.

Christmas Tree Collection:

- Christmas trees will be collected during the first two full weeks of January on your yard waste collection day, January 6th and January 13th.
- *Please remove all tinsel and decorations. 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 **LEAVE IT OUT** at the curb and collection will be completed as soon as possible.

Looking to Connect With More People in the Neighborhood?

Are you interested in meeting new people in your neighborhood and having some fun? Then you should join the Events Committee! Our group is made up of friendly and enthusiastic people who plan all the amazing events hosted by the HOA throughout the year.

You don't need any experience - just come and be prepared to have a great time. Our next meeting will be held virtually on January 8th at 6:30pm. For more details, please contact our events manager, Crystal Boswell, at events@broadlandshoa.com.

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.

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.

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.*



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 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!



SWHOA January News

Next Board of Directors Meeting:

January 13, 2025

Location: Broadlands Community Center

CURRENT MONTHLY ASSESSMENT: \$20.00

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/>

BOARD OF DIRECTORS

General Inquiries

Laura Marshall, Property Manager - info@swhoab.com

President

Shashi Aadipudi - president@swhoab.com

Vice President

B. Shekar Setty - vicepresident@swhoab.com

Treasurer

Michael Simpson - treasurer@swhoab.com

Secretary

Dinesh Jadhav - secretary@swhoab.com

Secretary

Nafis Chowdhury - chowdhury.nafis@gmail.com

Director

Anil Yeddu - yeddu@yahoo.com

Director

Jayesh Amdekar - jayamdekar@gmail.com

Covenants Corner

January Inspections

We at 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 neither of these solutions works, there may be a wiring issue that requires the attention of an electrician. 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 trash 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,

Suzan Rodano, Covenants Manager

THANK YOU, Broadlands! Scouting for Food 2024

Submitted By: Jessica Austria-Henderson



Cub Scout Pack 1483 and Troop 1154, launched a Broadlands effort collecting a total of 9,000 lbs. of food and pantry items! Donations were collected in support of Mobile Hope and the Backpack Buddies program.



Our small but mighty Crew 2970 helped receive and sort donations at Dulles South Food Pantry.

Broadlands neighbors have once again shown how big their hearts are towards those in need in our community! Thank you for helping us in the fight against hunger!

Special thanks to the following for their assistance and support for helping to make Scouting for Food 2024 a success: Broadlands HOA, Hillside Elementary, Legacy Elementary, Dulles South Food Pantry, Mobile Hope, and Backpack Buddies at Galilee UMC.



Broadlands Cub and BSA Scouts, and Venturing Crew wish to send out a huge THANK YOU to our neighborhood for supporting the 2024 Scouting for Food campaign.

Each year in early November, Scouting America launches Scouting for Food, a national

community service project for our scouting youth to give back to our community. Here in Broadlands we have five active Scouting America units: Pack 1483, Troop 1154 and Troop 2970 B&G, and a new Venturing Crew (Crew 2970). This year our BSA and Cub Scout units raised and collected a total of 12,210 lbs. of food and pantry items which supported three local food pantries.

On November 9, 2024, Troop 2970 (with Brambleton Pack 1500) collected 3,210 lbs. of food for Dulles South Food Pantry.



For more info on BSA scouting programs, or contact one of our units, please visit: BeAScout.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.

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 *Snow FAQ's continued on page 16*



Snow FAQ's continued from page 15

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.





Winter Pet Safety

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

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

Bring pets indoors - Just as in summer months when temperatures reach extreme highs, pets should be brought inside during extreme wintertime lows. This applies for daytime and nighttime temperatures,

so check weather forecasts daily and limit your pup's outside time if the forecast is looking chilly. And remember—if you're uncomfortable with the outside air temperature, chances are your pet is too.

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

Paying attention to your pup keeps them engaged and happy, preventing bad behavior caused by boredom.

Keep your pet active and out of trouble - During inclement weather when you can't make it outside with your pup, set aside some extra time during the day to make sure they have some exercise—even 15 minutes of playtime helps. Paying attention to your pup keeps them engaged and happy, preventing bad behavior caused by boredom.

FOAL 2025 Winter Book Sale



PRESALE:
FRIDAY JAN 24TH 5-8PM
ENTRANCE FEE \$20
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REGULAR SALE:
JANUARY 25TH & 26TH
9:30AM-5:00PM

SCANNERS OR SIMILAR DEVICES ARE
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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.

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 for the next scheduled meeting. Email info@ashburnjuggling.club for questions.

ASHBURN TOASTMASTERS

Holding Online Meetings. Please contact our VP of Membership, vpm-703053@toastmastersclubs.org, for the URL to join our meetings. Check our website, ashburn.toastmastersclubs.org for meetings calendar.

BRAMBLETON LADIES GOLF LEAGUE

We are an 18-hole ladies' league open to women golfers of all levels. We play on Monday mornings from April through October at Brambleton Golf Course. We also play several major tournaments throughout the season and have fun games each week. You may choose to walk or ride. Starting Tee Times: April-May 8:30am / June-July-Aug 8:00am / Sept-Oct 8:30am. Sign up at brambletonladiesgolf.org or call Sara Carlin at 703-723-3000.

BROADLANDS CONSERVATION LANDSCAPE COMMITTEE

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.

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 January 8th 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.

BROADLANDS LIVE! COMMITTEE

The Broadlands Live Committee will begin planning in January 2025. The committee relies on volunteers to help make the concert season a success. Email Jason at BroadlandsLive@broadlandshoa.com to volunteer.

BROAD RUN DEMOCRATS

Come join the Broad Run Democrats! We are a group of like-minded, civically engaged neighbors of all stripes 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 social media, phone bank/text bank, canvass/knock on doors, talk to elected officials about issues important to us, work at a polling place handing out sample ballots. We meet on the last Monday of the month. For more info, email Cory Brunet at cbrunet2@yahoo.com.

CUB SCOUTS & SCOUTS BSA

The Cub Scout program is designed for children grades KG-5, and Scouts BSA from grades 6-12. Troop 2970 (<http://troop2970.com>) meets at Our Saviors Way Lutheran; Troop 1154 (<https://ashburntroop1154.trooptrack.com>) meets at Eagle Ridge MS; Cub Scout Pack 1483 (Pack1483.org) meets at Hillside ES and serves the following elementary schools: Hillside, Mill Run, Waxpool & Moorefield Stn. To learn more about us, please visit: BeAScout.org.

GIRL SCOUTS

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

GRIEFSHARE SEMINAR/SUPPORT GROUP

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

MOMS CLUB OF ASHBURN

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

MOMS IN PRAYER – BRIAR WOODS

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.

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.

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 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 <https://bwboosters.org/events/casino-night>
We hope to see you there!

The Purpose of SWHOA

Southern Walk at Broadlands Homeowners Association, established in 2001, (known by many as the SWHOA) consists of 1,112 units located in the southern section of Broadlands. The specific purpose of this association is to provide for the installation and maintenance of a private utility system within the Property.

If you own a home in Southern Walk, you are automatically a member of two separate associations. The master association is Broadlands Association.

The Southern Walk HOA sub-association does not oversee any of the common areas, facilities, contractors, or employees for Broadlands. Southern Walk is governed by a separate Board of Directors and has a separate Community Manager.

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

3 Cubic Ft. bags of high quality shredded hardwood mulch



2 Cubic Ft. bags of high quality BLACK mulch



Take your pick - \$6 per bag!

Delivered directly to your home by appreciative student athletes

Scan QR code to order and pay, or order and pay online at bwboosters.org/events/mulch-sale/2024-mulch-sale:





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CODE: BROADLANDS | EXP: 01/31/25

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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.....	SWHOA.COM

PUBLIC INFORMATION

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

SCHOOLS -BROADLANDS

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

EDUCATION/TUTORING

MATH RESCUE 911:

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

FOR SALE

STARLINK FOR SALE:

Fully functional & transferrable Starlink system for sale. Lightly used on RV, with a 75-meter cord. \$100.00. Call 703-554-4188 and leave a message.

HOME CLEANING

RESIDENTIAL CLEANING:

Small team for 30+ years. Either one or two team members will be assigned to your home, but always the same team. Biweekly & monthly cleaning slots are available. Call to schedule a free in-home estimate at 703-624-2708.

HOME SERVICES

BROADLANDS HANDYMAN SPECIALIST:

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

HANDYMAN SERVICES:

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

MARKETPLACE/PROFESSIONAL SERVICES

MARY KAY:

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 or deborahlebenmk@gmail.com, 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.



BROADLANDS

HOW TO PLACE A CLASSIFIED AD

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

MONTHLY RATES:

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

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

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

Broadlands Blast

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

Broadlandshoa.org

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

Go Paperless

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

Broadlands Community Info

BROADLANDS ASSOCIATION, INC. ADMINISTRATIVE OFFICE:

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

General Mailbox: info@broadlandshoa.com

HOA Office Hours:

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

ASSESSMENT INFORMATION OFFICE

Firstservice Residential: Payments and Resale Docs

Assessments: 703-385-1133 Fax: 703-591-5785
fsresidential.com ♦ 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

Covenants Manager:

Suzan Rodano ♦ covenants@broadlandshoa.com

Modifications and Resale Manager:

Robin Crews ♦ rcrews@broadlandshoa.com

Modifications Assistant & Pool Registrar:

Amy Streater ♦ amy@broadlandshoa.com

Director of Resident Services:

Stassa Collins ♦ stassacollins@broadlandshoa.com

Newsletter Editor:

Natalie Ihanainen ♦ Newsletter@broadlandshoa.com

Aquatics Director and Community Outreach Coordinator:

Julie Holstein ♦ julie@broadlandshoa.com

Events Manager:

Crystal Boswell ♦ events@broadlandshoa.com

Receptionist & Community Center Rentals:

Joanne Hang ♦ joannehang@broadlandshoa.com

BOARD OF DIRECTORS

President: David Baroody ♦ dm.cmb@outlook.com, 703-729-6785

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COMMITTEES

Broadlands Live Concerts:

Jason Pualoa ♦ broadlandslive@broadlandshoa.com

Conservation Landscaping Committee:

Jennifer Crane ♦ BroadlandsWildlifeHabitats@gmail.com

Events: Crystal Boswell ♦ events@broadlandshoa.com

Modifications: Robin Crews ♦ rcrews@broadlandshoa.com

Swim Team: broadlandsswimteam.org

Technology: Dawne Holz ♦ deholz@icloud.com

Racquet Sports: BroadlandsTennis@gmail.com

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- Email camera ready ad in PDF format to jwalter@e-gcg.com. Ad must be in the specs shown above.
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- 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.
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