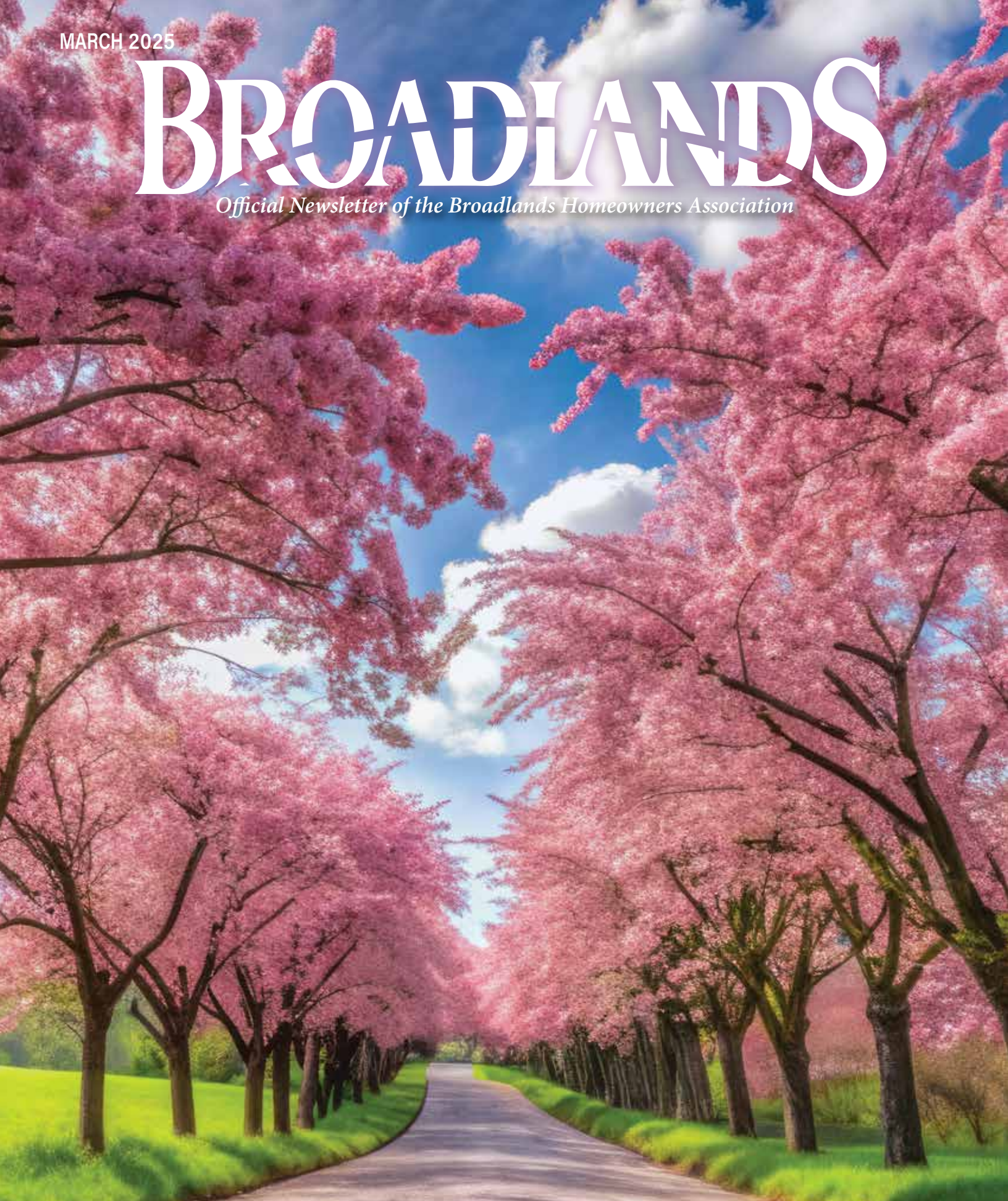


MARCH 2025

# BROADLANDS

*Official Newsletter of the Broadlands Homeowners Association*



Call for Board Nominations - pages 15-17  
*Our Neck of the Woods*



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# BROADLANDS



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## Board of Directors Upcoming Virtual Meeting Tuesday, March 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 February 11th Virtual Meeting Highlights

- Approved the minutes of the December 10, 2024 Board Meeting
- Approved the minutes of the January 14, 2025 Board Meeting
- Discussed the possibility of having a scout troop manage the flag service in the community, including replacing the flags as needed and raising and lowering for half-mast observances
- Approved a contract with The Inspectors of Elections for Annual Meeting services
- Appointed Tania Marceau and Sarah Gerstein to the 2025 Annual Meeting Elections Committee
- Approved a playground safety inspection proposal from Playground Patrol
- Held four hearings and assessed violation 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.*



# MARCH

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2 Read Across America Day Invasive Plant Removal event 1:00pm - CC	3 World Wildlife Day	4 Mardi Gras	5 Ash Wednesday Modification Subcommittee Meeting 7:00pm - Virtual	6	7 Employee Appreciation Day	8
9 Daylight Saving Begins	10 Newsletter Submissions Due - 12:00pm	11 HOA Board Meeting 6:00pm - Virtual	12 Modification Subcommittee Submissions Due 12:00pm Events Committee Meeting 8:00pm - Virtual	13	14 Purim Bingo 6:30 pm (doors open at 6:00pm) - CC	15 Consumer Rights Day
16	17 St Patrick's Day	18	19 Modification Subcommittee Meeting 7:00pm - Virtual Tech Committee Meeting 7:30pm -Virtual	20 Start of Spring (Spring Equinox)	21 International Day of Forests	22 World Water Day Boxers & Briefs 5K Start Time 9:00am at Community Center
23 National Puppy Day	24 Southern Walk HOA Meeting 7:00pm - CC	25 Greek Independence Day	26 Manatee Appreciation Day Modification Subcommittee Submissions Due 12:00pm	27	28 Trivia Night 6:30 pm (doors open at 6:00pm) - CC	29
30	31 Eid al Fitr					

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

## Call for Board Candidates

The Annual Meeting of the Membership will be held on Tuesday, May 13th at 7:00 PM. The purpose of this meeting is to elect the Board of Directors, as mandated by the Bylaws of Broadlands Association, Inc. This publication includes a Call for Candidates, along with the Nominating Form and Petition. Serving on the Board is a three-year commitment, which includes attending 12 monthly Board meetings, the Annual Membership Meeting, and the Budget Meeting. Three positions will be open for election. Monthly Board meetings are held on the second Tuesday of each month at 6:00 PM and typically last around two hours. While meetings are currently virtual, we plan to transition back to in-person meetings, with an option for virtual attendance, later this year.

Between monthly meetings, you may be asked to review emails and respond to resident inquiries. Board meeting materials will be distributed electronically the Friday prior to each meeting, and your review of these materials is essential.

Some of the powers and duties of the Board include (some of which may be contracted or otherwise hired out):

- Providing goods and services in accordance with the documents and providing for the upkeep of the common area (e.g. mowing the common areas, providing trash services, operating the pools, maintaining the trail system)
- Designating, hiring, and dismissing personnel necessary to provide for the upkeep of the common area and providing goods and services (e.g. approving contracts with the grounds, trash, and pool management companies as well as hiring association employees to oversee contractors and inspect properties)
- Collecting and depositing assessments (contracted to a financial management company)
- Adopting and amending rules and regulations (e.g. approving Design Guidelines, rules for Fitness Center Use, charters for committees, resolutions for Parking of Vehicles)
- Opening bank accounts (contracted through the financial management company or handled by investment advisors)
- Enforcing provisions of the documents (e.g. holding violation hearings for owners who fail to comply with violation notices)
- Obtaining and carrying insurance (several policies in place for property, liability, directors and officers,

auto, crime, workers comp, cyber liability, blanket accident, umbrellas, and are bid out every few years)

- Paying for authorized goods and services (managed by employees and financial management)
- Charging reasonable fees for the use of the common area (e.g. establishing fee structure for fitness center use, community center rentals, outside pool memberships)
- Suspending the right of an owner or occupant to vote or to use a common area (in accordance with state statute for delinquent owners or those in violation of the covenants)
- Preparing and adopting an annual budget and establishing assessments (partaking in the annual budget review process with the General Manager and Board)
- Employing a managing agent (the association currently employs a full-time General Manager, ten full and part-time administrative employees, and contracts for financial management)

### Why You Should Consider Running for the Board

The HOA plays a vital role in maintaining and enhancing the quality of life in your community. From managing common spaces to enforcing community rules and regulations, the HOA has a significant impact on the day-to-day experience of homeowners. One of the most powerful ways you can influence how your community operates is by joining the Board of Directors. As a Board member, you have the opportunity to shape the decisions that affect every resident. Whether it's approving community projects, managing the budget, or revising policies, your involvement makes a difference.

Here are a few reasons consider running for the Board:

#### Protect Property Values

The Board of Directors plays a critical role in maintaining and increasing the property values of the community. With decisions on landscaping, maintenance, and the enforcement of architectural guidelines, Board members are entrusted with making choices that preserve the overall aesthetic and functionality of the neighborhood. By serving on the Board, you ensure that policies are in place to keep the area well-kept, secure, and desirable for current and future homeowners.

#### Collaborating with Neighbors

Serving on the Board also offers the chance to work closely with other residents who share a passion for

*Continued on page 7*

# BINGO NIGHT!

## MARCH 14, 2025

BROADLANDS COMMUNITY CENTER  
43004 WAXPOOL RD



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



**EACH ATTENDEE MUST PURCHASE A  
TICKET**

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

**ONLINE REGISTRATION:**

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

**BROADLANDS RESIDENTS AND THEIR GUESTS ONLY**



*Continued from page 5*

the community. Whether it's collaborating on new initiatives, problem-solving together, or discussing potential improvements, the Board is a team effort. You'll have the opportunity to form lasting relationships and work together to achieve common goals.

### Support the Future of Your Community

Every decision made by the HOA Board influences the long-term future of the neighborhood. From planning for the future to budgeting for maintenance and amenities, Board members help lay the foundation for a thriving, sustainable community. By running for the Board, you take an active role in shaping the future of your home and the overall neighborhood.

### Be a Voice for Your Neighbors

As a member of the Board, you become a representative for your neighbors. Whether it's addressing common concerns, proposing new policies, or being a sounding board for community feedback, you are in a position to amplify the collective voice of the homeowners. Your role can serve as a bridge between residents and the HOA management, ensuring that the needs and wishes of the community are taken into account.

### Be Part of Something Bigger Than Yourself

Ultimately, serving on your HOA Board is a way to give back to your community and be part of something bigger than just your own home. By investing your time and effort into the well-being of the entire neighborhood, you contribute to building a stronger, more cohesive environment for everyone.

If you're passionate about making a difference in your community, running for your HOA's Board of Directors could be the perfect opportunity. Whether you want to advocate, improve community amenities, or protect property values, the Board is where these decisions are made.

So, review the Call for Candidates, consider the responsibilities and commitment, and submit your application. Your involvement can help steer your community toward a brighter, more prosperous future for all. Please contact me if you have any questions about the responsibilities of serving on the board. I can be reached at 703-520-9905 or Sarah@broadlandshoa.com.

## Sarah

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

## Broadlands ODSL Piranhas 2025 Swim Season!



It is time to start thinking about the 2025 summer swim season! Join the Broadlands ODSL (Old Dominion Swim League)

Piranhas for a fun-filled summer of swimming! The swim team is open to Broadlands residents and non-residents with valid outside pool memberships aged 5 - 18.

The ODSL Piranhas are a developmentally competitive program designed to teach proper techniques, principles of good sportsmanship, and team spirit. Our main goal is to provide each swimmer with a fun and successful summer swim team experience while fostering a love for the sport of swimming. We teach each swimmer skills that promote life-long fitness. We offer excellent coaching and daily practice.

*For those families who do not reside within the Broadlands HOA, please ensure that you have purchased your Outside Pool Membership for your household BEFORE the start of the season. Please review Outside Pool Membership information at [www.broadlandshoa.org/outside-pool-membership](http://www.broadlandshoa.org/outside-pool-membership). Individual pool memberships are not available.*

### Registration dates and fees:

- March 3 – HOA returning members
- March 17 – HOA new members
- April 14 – non-residents with valid outside pool memberships

The registration fee is \$200 for the first swimmer and \$175 for each additional swimmer, which includes a \$25 non-refundable deposit. Please visit [bpswim.swimtopia.com](http://bpswim.swimtopia.com) for information about registration.

Further information about the season will be provided closer to the start of the season. If families have questions about the Piranhas Old Dominion Swim League in Broadlands, please contact Anne Cather, President, at [broadlandspiranhasodsl@gmail.com](mailto:broadlandspiranhasodsl@gmail.com). We look forward to seeing you at the pool!

# 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

<b>Submission Deadline By Noon</b>	<b>Meeting Date</b>
February 26th.....	March 5th
March 12th .....	March 19th
March 26th .....	April 2nd
April 9th.....	April 16th
April 30th.....	May 7th

*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.





## 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.

## 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!

## Events Committee Seeking Volunteer Photographer

The Events Committee is seeking a volunteer photographer to take pictures of our community events. If you have a great eye and are interested, please contact our Events Manager, Crystal Boswell at [events@broadlandshoa.com](mailto:events@broadlandshoa.com).

## 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](mailto:customerservice@patriotdisposalservices.com), to arrange pickup of special and/or bulk items.
- Special items will be collected weekly. Some items may incur an additional charge.
- Special items include appliances, mid to large furniture and other large items.

### Trash Totes/Cans Notice:

- *If trash totes/cans are stored in public view outside of these times, you may receive violation notices and, if it continues, you may be called to a Hearing before the Board of Directors.*



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## Invasives in Broadlands

Submitted by: Jennifer Crane, Broadlands Conservation Landscape Committee

Jeremy Baker, former Broadlands resident and owner of Potomac Trees, estimates that over 1500 green and white ash trees (*Fraxinus pennsylvanica* and *F. americana*) in Broadlands have been killed by the invasive emerald ash borer insect (*Agrilus planipennis*), over the last decade. Invasive species are species from elsewhere in the world that are introduced into a new area and cause significant damage in their new environment. Baker's stewardship of Broadland's trees has given him a front row seat to the impact of invasive species in Broadlands. Visit <https://tinyurl.com/yutu8d5m> for a short video on invasive species.

Emerald ash borer larvae eat trees' inner bark, which destroys a tree's ability to transport nutrients, killing the tree within two to five years of infestation. As the trees lose their leaves and limbs, more sunlight reaches the forest floor. Baker attempted to save a particularly grand ash tree on the trail near Boulder Glen in Broadlands with regular injections of insecticide, a process that has been successful in some trees treated before infestation occurs. Unfortunately, the treatments were unsuccessful, and the tree died last year.

The process of regeneration in a healthy forest depends on the windows of light created when dead trees fall down. There are many native oak and hickory trees growing in the spaces vacated by ash trees in Broadlands, which is GREAT news. But with so many invasive plants ready to exploit such natural processes, we've also seen a significant increase in invasive vines and shrubs in our natural areas.

### This is where invasive removal comes in!

Broadlands has enough native plants that our forests will regenerate and fill back in AS LONG AS invasive plants don't get in the way. If you want to get involved and help remove invasives, it can be as simple as putting on gloves, picking up some clippers, and walking to the nearest line of trees outside your front door. If you have these plants in your yard, removing them will prevent their spread into our common areas.

To get started, attend a Loudoun Invasive Removal Alliance (LIRA) invasive removal training like the one we are hosting in Broadlands on March 2nd. If



Emerald ash borer galleries in a Broadlands ash tree. The tree is now decomposing on the forest floor, providing nutrients too.

you want to go it alone, visit <https://tinyurl.com/5d4jeb3>. I recommend picking ONE vine. Learn to identify it and watch the linked video about manual removal, meaning removal without the use of herbicides. Then go forth and conquer! English ivy (*hedera helix*), Japanese honeysuckle (*lonicera japonica*), and winter creeper (*Euonymus fortuneii*) are the best vines to start with. They are common in Broadlands and have green leaves throughout the winter so they are easier to access and identify.

Leave the native vines and wear long gloves! Poison ivy (*Toxicodendron radicans*) like this one is dormant and the leaves are gone during the winter but its rash-causing oil is still present in the vines and roots all year. Virginia creeper (*Parthenocissus quinquefolia*), another native climbing vine, can also cause a rash even when leaves are gone during winter.



The shape of this tree trunk was created by a Japanese honeysuckle vine that has since been removed. Left alone, the vine would strangle the tree to death..

## Broadlands March 2nd, 2025 Invasive Plant Removal Event

The Loudoun Invasive Removal Alliance (LIRA) will be hosting an invasive plant removal event on March 2 from 1:00pm – 4:00pm in Broadlands at the Community Center, 43004 Waxpool Road.

LIRA's goal is to teach landowners, volunteers, and landscaping crews safe and effective methods for controlling invasive plants.

During the event, participants will remove winter season invasives, including vines like English Ivy, Vinca and shrubs including Bush and Japanese Honeysuckle. Volunteer groups will be led by experienced professionals and trained volunteers.

**\*\*This event is not suitable for children under the age of 18 because we will be using herbicides.**

### WHAT TO BRING:

- Bring hand pruners, loppers, and pruning saws if you have them. Not required.
- If you plan to participate, you must wear a hat, safety glasses, long sleeves, long pants, closed-toe shoes, nitrile gloves and work gloves (no exceptions, gloves and glasses provided).
- We are working outside: we suggest using sunscreen.
- Dress for the weather.

**\*\*Participants will be working with herbicides. Personal protective equipment (safety glasses and nitrile gloves) will be provided.**

Please register for the events in advance, as they may fill up. The registration link is <https://form.jotform.com/250335407452148>.

# SWHOA March News

## Next Board of Directors Meeting:

**March 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/>

### February 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
6. New business
7. Management report
  - 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)

### Director

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

### March Inspections

As spring approaches, we wanted to share some areas of focus for our upcoming inspections in the Covenants Department.

Inspections will be done to ensure that residents have applied to install storm doors. Storm doors are considered exterior modifications and thus need approval. The storm doors should be of a full-view style, and their color should either match or complement the entry door or surrounding trim. Additionally, the hardware for the storm door, including kick plates, must match the color and finish of the entry door hardware.

Mailbox inspections will also occur to ensure they are in good condition. Mailboxes should not have faded or chipped paint, and they should have no damaged or rotting wood or metal posts, and must not be leaning. If you need to repaint or replace your mailbox, and you are unsure of the style or color required, please visit [broadlandshoa.org/mailboxes](http://broadlandshoa.org/mailboxes). If your mailbox matches the style and color of your neighborhood, there is no need to apply for approval by the Modification Subcommittee.

*In the event of an early spring, we might begin to inspect items that need cleaning such as siding, fencing, trim, and decks.*

Finally, we would like to remind residents of the parking rules and regulations in our community. Our parking policies and guidelines are aligned with the Loudoun County Parking Ordinances to ensure compliance and consistency. To name a few, vehicles should not be parked in fire lanes, within 15 feet of an intersection, within 10 feet of a mailbox, and/or in a way that blocks access to public walkways. If you observe any parking violations on a VDOT street, please contact the Loudoun County Sheriff's Department at 703-777-1021.

Please note that vehicles parked in fire lanes or in any way that blocks the sidewalk or ramp may be towed without warning. Any vehicle defined in a State Code or County Ordinance as commercial, having company/business logos/graphics, and/or having exterior racks, compartments or the like will be considered commercial and are not permitted in residential parking areas. However, passenger vehicles, pick-up trucks, or passenger vans used for commercial purposes and having the name (only the name) of the business written on the FRONT DOORS in an area not exceeding two square feet with no exterior racks and/or compartments, may be permitted. For infractions noted on HOA-owned streets, the HOA will place a notice on the vehicle as a reminder. Continued infractions may result in a vehicle being towed. For more information, please refer to the parking resolution that can be found in the "For Residents" section of the Broadlands HOA website. ([broadlandshoa.org/wp-content/uploads/2024/10/Vehicle-and-Parking-Enforcement-Resolution-9.10.24.r.pdf](http://broadlandshoa.org/wp-content/uploads/2024/10/Vehicle-and-Parking-Enforcement-Resolution-9.10.24.r.pdf)).

Sincerely,

Suzan Rodano, Covenants Manager



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## THINKING ABOUT SELLING THIS SPRING?

Buyers want to envision themselves in the home!

Fun story from a friend who moved to Spain! "Buying a house in Spain? Oh, honey, strap in—it's not just a process; it's a cultural experience. Forget everything you know about sleek staging, neutral decor, and picture-perfect real estate photos. In Spain, what you see is what you get... and what you'll see is, well, a lot. When you step into a house here, don't be surprised if the entire family is there to greet you. And by "greet," we mean they're mid-merienda with café con leche, a plate of bizcocho on the table, and maybe even the family dog following you from room to room. This isn't a quick walkthrough, this is their home, and they're not leaving just because you want to take a peek. Oh, and the decor? Expect a full gallery wall of abuelas' photos, second cousins' first communion portraits, and maybe even a stuffed bulls head for good measure. It's like stepping into a time capsule—and trust us, you're not ready for those 80s tiles and fluorescent light fixtures."

This is a fun take on the Spanish home buying experience! The cultural differences are fascinating—what feels warm and personal in Spain would likely feel overwhelming (or even off-putting) to buyers in Loudoun County. Here in the U.S., especially in a competitive market, sellers should focus on neutralizing and depersonalizing their space. Buyers want to envision themselves in the home, so the goal is to create a blank slate that still feels inviting. Here's how to approach it:

### Declutter & Depersonalize

Pack away personal photos and any decor that's too taste-specific.

Remove excess furniture to make rooms feel bigger.

Organize closets—buyers will look inside!

### Stage Thoughtfully

Use neutral colors and minimal decor to create a clean, bright, and spacious feel.

Add small touches that feel inviting, like fresh flowers or a bowl of fruit in the kitchen.

If needed, bring in a professional stager to optimize the space.

### Maximize Curb Appeal

First impressions matter, so make sure the front door is clean and inviting.

Fresh mulch, trimmed hedges, and seasonal flowers can go a long way.

### Focus on Professional Photography

Unlike Spain's "take it or leave it" approach, U.S. buyers expect high-quality, well-lit photos.

### Be Flexible for Showings

Unlike Spain, where sellers might casually hang out during viewings, U.S. buyers prefer privacy.

Sellers should leave during showings so buyers can explore freely and feel comfortable discussing the home.

While selling styles differ across cultures, the key in Loudoun County is creating a welcoming but neutral environment that helps buyers picture their future in the home.



BEFORE



AFTER

real



# Trivia Night

Feeling Smart? Join us  
for a Night of Trivia

Friday, March 28  
6 PM-8 PM

Community Center

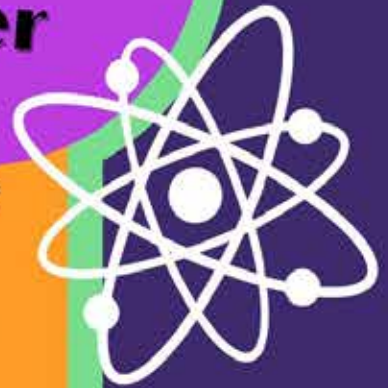
**\$15 PER  
TICKET**

A non refundable Ticket  
comes with refreshments  
and a non-alcoholic  
beverage.

Group maxim of  
6 people

All ages are  
welcomed

Prizes for the top  
3 winners



Broadlands Residents  
and their guest only



# BROADLANDS

Association, Inc.

Dear Broadlands Homeowner:

The 2025 Annual Meeting of the members of Broadlands Association, Inc. will be held virtually at 7:00pm on Tuesday, May 13, 2025. Please mark your calendars for this important meeting and plan to participate. The purpose of the meeting is to elect members to the Board of Directors, including three (3) members to serve three-year terms expiring May 2028. The Board oversees the business of Broadlands in the collection and expenditure of association funds, selection of contractors, management of facilities, and adoption of policies for day-to-day operations. These volunteer Board Members are a vital asset to the association.

To become a Director, you must be a Unit Owner in good standing. The Board currently meets monthly on the second Tuesday of the month at 6:00pm. Meetings are currently being held virtually, but we hope to transition back to in-person meetings with a virtual attendance option this year.

If you are interested in serving, please complete a Nominating Form and Petition for Candidacy and return both documents to Broadlands Association, Inc. no later than 5:00pm on **Friday, March 28, 2025**. Only the enclosed Elections Committee approved forms may be used, and the nominating form will be published to the membership as part of the official notice. If you would like an electronic copy, you can find it on [broadlandshoa.org](http://broadlandshoa.org) or may request it via email at [sarah@broadlandshoa.com](mailto:sarah@broadlandshoa.com). All candidates must submit the approved nomination forms by the deadline.

The Broadlands Association, Inc. Bylaws require that at least three other owners sign the Candidate Petition, which must be received by the Association no less than twenty-five (25) days before the Annual Meeting to be eligible to be included on the Ballot. All members will be mailed a proxy form containing the names of all eligible candidates with the official notice of the Annual Meeting.

**As in prior years, the Board has contracted with The Inspectors of Election, LLC to act as an independent third-party election service. This provides the Association's members the option to vote via mail-in paper Proxy Ballots or vote your Proxy online via the TIEiVOTE™ voting website. The online system offers you an easy way to vote in a secure, quick, and cost-effective manner.**

**The Inspectors of Election will mail the official annual meeting notice and election package on or about April 7, 2025, which will contain unique login information for each unit to access the TIEiVOTE™ voting website. Your login information from a previous year is no longer valid for access. Proxies should either be submitted online via the voting website or will need to be mailed, faxed, or scanned and sent to the Inspectors of Election, LLC. Proxy forms will not be accepted at the HOA Office.**

For those of you who submit for candidacy in the election, we thank you for your willingness to assist in the success of your community. Remember to mark your calendars for 7:00pm on Tuesday, May 13, 2025, for the virtual Annual Meeting of Broadlands Association, Inc.

Sincerely,

*Sarah Gerstein*

Sarah Gerstein, AMS®, CMCA®, LSM®, PCAM®  
General Manager  
Broadlands Association, Inc.

21907 Claiborne Parkway • Broadlands, Virginia 20148 • 703-729-9704 • [info@broadlandshoa.com](mailto:info@broadlandshoa.com)

# BROADLANDS

Association, Inc.

## NOMINATING FORM 2025 BOARD OF DIRECTORS ELECTION

I wish to become a candidate for election to the Broadlands Association, Inc. Board of Directors. Please include my name on the BALLOT for this election.

**PRINTED NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE(S):** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**QUALIFICATIONS: (Pertinent Biographical Information)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AREAS OF INTEREST:**  
(Why would you like to contribute your time to the community as a member of the Board?)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Return to:** **Broadlands Association, Inc.**  
21907 Claiborne Parkway  
Broadlands, VA 20148  
Email [Sarah@Broadlandshoa.com](mailto:Sarah@Broadlandshoa.com)

*Applications must be returned by 5:00pm on March 28, 2025  
for inclusion in the Newsletter, Website, and official Annual Meeting notice.*



# BROADLANDS

Association, Inc.

## PETITION FOR CANDIDACY 2025 BOARD OF DIRECTORS ELECTION

I, \_\_\_\_\_ wish to become a candidate for election to the Broadlands Association, Inc. Board of Directors and herewith submit the signatures of the following Broadlands Association, Inc. Unit Owners, as required by the Bylaws of Broadlands Association, Inc.

**The application must be signed by three Broadlands Association, Inc. Unit Owners. Only one signature per lot is allowed.**

### OWNER SIGNATURES:

_____	_____	_____
<i>Printed Name</i>	<i>Signature</i>	<i>Address</i>
_____	_____	_____
<i>Printed Name</i>	<i>Signature</i>	<i>Address</i>
_____	_____	_____
<i>Printed Name</i>	<i>Signature</i>	<i>Address</i>

### CANDIDATE INFORMATION:

**PRINTED NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE(S):** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**Return to:** Broadlands Association, Inc.  
 21907 Claiborne Parkway  
 Broadlands, VA 20148  
 Email [Sarah@Broadlandshoa.com](mailto:Sarah@Broadlandshoa.com)

*Applications must be returned by 5:00pm on March 28, 2025  
 for inclusion in the Newsletter, Website, and official Annual Meeting notice.*

# Loudoun Wildlife Conservancy's March Programs and Field Trips

By: Doreen Varblow, Loudoun Wildlife Conservancy

**Birding Gilbert's Corner - Saturday, March 1, 8:00am.** Join Loudoun Wildlife Conservancy for a bird walk at the relatively new Gilbert's Corner Regional Park in Aldie. With a combination of scrub, brush, and meadow, this park is a great birding hotspot in southwestern Loudoun. Limit 14. Registration required: Sign-up online at [loudounwildlife.org/events/](https://loudounwildlife.org/events/). Questions: Contact Joe Coleman at [jcoleman@loudounwildlife.org](mailto:jcoleman@loudounwildlife.org).

**Young Birders Walk at Gilbert's Corner - Saturday, March 1, 8:00am.** Join Loudoun Wildlife Conservancy's Young Birding Program and Matt Felperin of NOVA Parks for a bird walk at Gilbert's Corner Regional Park in Aldie. With over 115 bird species observed there, this park is a great birding hotspot in southwestern Loudoun. Bring binoculars if you have them. *This program is exclusively for young birders ages 10–18; a parent/guardian is welcome.* Limit 14. Registration required: Sign-up online at [loudounwildlife.org/events/](https://loudounwildlife.org/events/). Questions: Contact Young Birding Program Coordinator, Patrick Lewis, [plewis@loudounwildlife.org](mailto:plewis@loudounwildlife.org).

**Woodcock Walk at Institute Farm - Saturday, March 1, 6:00pm.** Witness the bizarre courtship displays of the American Woodcock, one of our most fascinating avian residents. On this outing, we will watch and listen for the woodcock's 'peent' and watch its aerial acrobatics at the Institute Farm near Aldie. Limit 10 participants. Registration required: Sign-up online at [loudounwildlife.org/events/](https://loudounwildlife.org/events/).

**Spring Wildflowers of Northern Virginia - Monday, March 3, 7:00pm - 8:00pm, Ashburn Library.** Bill Cour will give an illustrated discussion of our local spring ephemerals, both how beautiful we find them and the interesting stories of their adaptations to availability of light and access to pollinators. He leads our weekly spring Habitat Restoration event, Save the Bluebells: Garlic Mustard Pull at Ball's Bluff. Loudoun County Public Library and Loudoun Wildlife Conservancy are co-sponsors. Register online at [loudounwildlife.org/events/](https://loudounwildlife.org/events/).

**Wild About the Dulles Wetlands, 30th Anniversary Program Series V: Coexisting with Beavers in Wetlands - Tuesday, March 11, 7:00pm, Virtual.** Celebrating the success of the Dulles Greenway Wetlands, Alison Zak, founder and director of the Human-Beaver Coexistence Fund, will provide a brief history of human interactions with beavers over time and an overview of beaver ecology and behavior. She will also explore the benefits that beavers and the wetlands create and provide for the health of our watersheds, landscapes, and communities. In addition, she will discuss methods for managing beaver-caused problems like tree damage and flooding. Registration required: Sign-up online at [loudounwildlife.org/events/](https://loudounwildlife.org/events/).

**Amphibian Night Walk at JK Black Oak - March, Date TBD, JK Black Oak Wildlife Sanctuary.** Join Loudoun Wildlife Conservancy's Jenny Erickson for a unique opportunity to explore the world of amphibians (and perhaps a reptile or two) at night. This guided walk will focus on the amphibians that inhabit the various wetlands on the property. Waterproof footwear and a flashlight/headlamp will be a necessity. Limited to 6 adults. Registration required: Sign-up online at [loudounwildlife.org/events/](https://loudounwildlife.org/events/).

**Woodcock Walk at Broad Run Stream Valley Park - Wednesday, March 19, 7:15pm.** Join Loudoun Wildlife Conservancy's Michael Sciortino, John Denice, and Bruce Hill for an early evening walk on this special property looking for birds; then as dusk settles in, we'll hope to hear the 'peent' of American Woodcock and see their incredible courtship display flight. Limit 15 participants. Registration required: Sign-up online at [loudounwildlife.org/events/](https://loudounwildlife.org/events/).

**Give Choose - Tuesday, March 25.** Give Choose is 24 hours of giving organized by the Community Foundation for Loudoun and Northern Fauquier Counties to benefit local charities serving our community. The goal is to inspire our community to come together to give generously to charities that make our community the best place to grow up and grow old. With a donation as little as \$10.00, you can support wildlife habitat and help make Loudoun a place where people and wildlife thrive together. For more information, visit the event page on our website: <https://loudounwildlife.org/event/give-choose/>.

**Exploring JK Black Oak - Thursday, March 27, 5:00pm - dusk, JK Black Oak Wildlife Sanctuary.** Join LWC's Gerco Hoogeweg for an evening walk on this special property, exploring the vernal pools and looking for birds. If the weather cooperates, the vernal pools should be full of water, and we can explore early season amphibian activities. When dusk settles in, we'll scout the property and hope to hear the 'peent' of American Woodcock and see their incredible courtship display flight. Limit to 10 registrants. Registration required: Sign-up online at [loudounwildlife.org/events/](https://loudounwildlife.org/events/). Note: due to the environmentally sensitive habitat and rare species, JK Black Oak is not open for general public access.

**A Croak in the Night: An Introduction to the Frogs and Toads of Loudoun - Sunday, March 30, 11:00am - 1:00pm, Izaak Walton League.** If you've ever sat outside listening to the frogs and wondered what species of frog you are hearing, then this program is for you! Join Loudoun Wildlife Conservancy for an introduction to our local frog and toad species, learn how to identify them both visually and by their calls, and learn what you can do to help protect the habitats of this fragile group of amphibians. Loudoun Wildlife Conservancy and the Izaak Walton League are co-sponsors. Sign-up online at [loudounwildlife.org/events/](https://loudounwildlife.org/events/).

**Creek Critters - Sunday, March 30, 1:00pm, Chapman DeMary Trail.** Join the Purcellville Parks and Recreation Advisory Board, Purcellville Tree and Environment Sustainability Committee, and Loudoun Wildlife Conservancy to get up close and personal with the creek critters living in the South Fork of the Catoctin Creek at the Chapman DeMary Trail. LWC Stream Team members will discuss the natural history of these critters, help participants learn how to identify them, and explain how they can help us determine the health of a stream. Family-friendly. Registration required through Purcellville Parks and Recreation. For Registration Information and Questions: Contact Amy Ulland at [aulland@loudounwildlife.org](mailto:aulland@loudounwildlife.org).



# Sheriff's Office Reminds Drivers to Stay Alert and Drive Safely in School Zones

## From the Loudoun County Sheriff's Office

*As students travel to and from school each day, the Loudoun County Sheriff's Office (LCSO) urges drivers to stay vigilant and drive carefully in school zones. Safe driving is crucial to protecting students, parents, teachers, and crossing guards who rely on motorists to follow the rules and keep these areas safe.*

### School Zones: Slow Down and Stay Focused

School zones are designated areas where speed limits are lowered to ensure the safety of students and traffic around schools. In Loudoun County, these limits are strictly enforced during designated hours.

- **Watch for Posted Signs:** School zone signs indicate when speed limits are reduced. Always decrease your speed and stay alert, even if students are not visible.
- **Stay Focused:** Virginia law forbids the use of handheld mobile phones while driving. Always use hands-free options and stay vigilant, particularly in school zones. Avoid distractions like changing the radio or looking at GPS.
- **Be Prepared for Sudden Stops:** Children may unexpectedly step into the road from between parked cars or outside crosswalks.
- **Do Not Block Intersections or Side Streets:** Heavy traffic near schools can cause congestion, and drivers are responsible for keeping intersections and side streets clear. Blocking intersections prevents emergency vehicles, school buses, and other traffic from passing through safely.
- **Focus on the Road:** Exceeding speed limits in school zones puts lives at risk and may lead to fines and penalties. Adhere to posted limits and stay vigilant to ensure the safety of students, crossing guards, and other pedestrians.

Along with obeying speed limits and staying focused, it's also vital to follow crossing guards' directions, as they play a key role in school zone safety.

### Crossing Guards: Follow Their Instructions

To reinforce these safety measures, the LCSO actively monitors school zones to ensure compliance with regulations, particularly when crossing guards are present. Virginia law requires all drivers to follow a crossing guard's instructions.

- **Always Stop When Directed:** Crossing guards use hand signals, whistles, stop signs, and verbal commands to manage traffic and ensure that children can cross safely.
- **Never Proceed Until Cleared:** Wait to move your vehicle until the crossing guard has fully cleared the intersection.

- **Keep Crosswalks Clear:** Never stop in a crosswalk while waiting at a traffic light or stop sign. Blocking the crosswalk endangers pedestrians and disrupts the flow of traffic.

### Crossing Guard Enforcement in Loudoun County

The LCSO takes enforcement seriously to safeguard both students and crossing guards. Disregarding a crossing guard's instructions can lead to citations and present a significant risk to pedestrians. Violations may result in fines, points on your driving record, or even license suspension for serious offenses.

#### Common violations include:

- Speeding in a school zone
- Ignoring a crossing guard's signals
- Passing a stopped school bus with its red lights flashing
- Failing to yield to pedestrians in a crosswalk
- Blocking intersections or side streets, creating dangerous congestion

The LCSO's enforcement efforts aim to prevent accidents and educate drivers about proper road safety near schools.

School bus safety is just as important as school zone safety, especially during pick-up and drop-off times.

### Sharing the Road with School Buses

Stopping for school buses while they load or unload students is another critical safety rule. Virginia law requires that all drivers stop when a school bus shows flashing red lights and an extended stop sign, no matter the direction of travel.

- **Stop at Least 20 Feet Away:** Do not proceed until the bus turns off its flashing lights and begins moving.
- **Divided Roadways Exception:** If there is a physical barrier (such as a median) between you and the bus, only traffic traveling in the same direction as the bus must stop.
- **Watch for Students:** Children may cross the street even after the bus moves—stay alert!
- **Passing a stopped school bus is a serious traffic violation with heavy fines and potential license suspension.**

The LCSO is dedicated to protecting students, crossing guards, and pedestrians through active enforcement and driver education. By staying alert, following traffic laws, and respecting crossing guards, you can help make Loudoun safer for everyone.

### Stay Safe. Stay Alert. Drive Responsibly.

# Get YOUR Lifeguard Summer!



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# The Best Summer Job LIFEGUARDS





## Boxers & Briefs 5K

The Boxers & Briefs 5K is exactly what it sounds like! Get ready for a hilarious 3.1 miles on Saturday, March 22nd starting from the Broadlands Community Center. *Start time is 9:00am.*

### Rock those boxers or briefs:

- Over your running gear
- Under your clothes (keep it PG, folks!)
- Or make them your whole outfit (we don't judge!)

### Runner swag includes:

- Your choice of custom fun boxers or cozy PJ-style race shirt

- Exclusive Boxers & Briefs 5K finisher's medal

*Come embrace the awkward, make some memories, support a great charity in Rocky Cares, and join us for an unforgettable 5K!* Volunteers needed! Sign-up at [runsignup.com/Race/VA/Ashburn/BoxersAndBriefs5k](https://runsignup.com/Race/VA/Ashburn/BoxersAndBriefs5k)

## Loudoun County Transit Offers Variety of Bus & Rail Options for Commuters

LoCo (Loudoun County) reminds commuters that Loudoun County Transit and the Metrorail Silver line service are cost-effective alternatives to driving to work and connecting to worksites that are east of the county, and to points in and around Washington DC, including Rosslyn, Crystal City and the Pentagon.

Loudoun County Transit services include a variety of bus service options throughout the county and the region, including options that connect to Loudoun's Silver Line Metrorail stations.

### Ride the Rails: Local Bus Service to Metrorail Stations

Two Metrorail stations serve LoCo commuters and provide connections to the Washington Metropolitan Region, Ashburn Metrorail Station and Loudoun Gateway Metrorail Station.

Riders can access the Silver Line Metrorail stations via Loudoun County Transit's fare free local bus routes or by driving to a station. Commuter parking is available at the Loudoun Gateway Metrorail Station and the Ashburn Station Metrorail Station parking garages. Loudoun County Transit bus service also connects to the Innovation Center and Reston Metrorail stations in Fairfax County. For more information about Loudoun's local bus service routes that connect to the Silver Line Metrorail, visit [loudoun.gov/3302/Local-Bus-Service](https://loudoun.gov/3302/Local-Bus-Service).

### Commuter Bus Service Options

Loudoun County Transit also provides morning and evening rush hour direct commuter bus service from LoCo park and ride lots to various sites in Rosslyn, Crystal City, the Pentagon, and Washington, DC.

One-way fares are \$11.00 with a SmarTrip® card and \$12.00 with cash payment. Loudoun County Transit buses are equipped to accept WMATA's SmarTrip® cards that can be used to pay for fares at all Metrorail stations in D.C., Maryland and Virginia, Metro parking garages and lots, Metrobus routes, MTA, and for regional bus providers.

- For Commuter Bus schedules, visit [loudoun.gov/CommuterBus](https://loudoun.gov/CommuterBus).
- Use the interactive map, [loudoun.gov/3079/Park-Ride-Look-Up-Map](https://loudoun.gov/3079/Park-Ride-Look-Up-Map), to find a park and ride lot near you.
- To learn more about the SmarTrip® card, visit Metro's Q&A, [wmata.com/fares/smartrip/faq.cfm](https://wmata.com/fares/smartrip/faq.cfm).

### Plan Your Trip to Work

Plan your trip by using Google Maps, [google.com/maps](https://google.com/maps), by selecting the "transit" icon and inputting your travel destination. You can also download the free Transit app onto your mobile devices. After downloading the app, set your favorite routes to begin receiving notifications for the buses you ride.

- For more information about the app, visit [loudoun.gov/TransitApp](https://loudoun.gov/TransitApp).
- To talk with transit specialists to assist riders with trip planning, email [transit@loudoun.gov](mailto:transit@loudoun.gov) or call 703-771-5665.
- View all Loudoun County Transit Bus Schedules at [loudoun.gov/BusSchedules](https://loudoun.gov/BusSchedules).

### Alternative Options: Sharing Rides

You can also take advantage of the region's ridematching, [tdm.commuterconnections.org/mwcog/](https://tdm.commuterconnections.org/mwcog/), that helps individuals match with others with similar commutes who are interested in carpooling or vanpooling to travel to work. Another benefit is the Guaranteed Ride Home, [commuterconnections.org/programs-and-incentives/guaranteed-ride-home/](https://commuterconnections.org/programs-and-incentives/guaranteed-ride-home/), program, which provides up to six free emergency rides home a year for those who carpool, vanpool or ride transit to work at least two times per week.

*For more information about sharing rides, visit [loudoun.gov/commute](https://loudoun.gov/commute).*

New or returning bus riders are encouraged to visit [loudoun.gov/RiderInformation](https://loudoun.gov/RiderInformation) to learn more about bus service, planning a trip, service alerts, and how to ride safely.

### Stay Informed

Bus riders can subscribe to bus rider alerts at [loudoun.gov/BusBiz](https://loudoun.gov/BusBiz) to receive updates on transit service. For more information about the full range of LoCo's transit and commuter services, visit [loudoun.gov/transit](https://loudoun.gov/transit). Contact Loudoun County Transit by email at [transit@loudoun.gov](mailto:transit@loudoun.gov) and by phone at 703-771-5665.

LoCo encourages bus riders to stay informed about any changes to the county's bus services—*particularly on days when inclement weather or special events may impact service*—by visiting [loudoun.gov/BusChanges](https://loudoun.gov/BusChanges).



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# St. Theresa's Catholic Church Easter Art Contest

## Theme: Christ is Risen!

All contest drawings must be dropped off to St. Theresa's Parish Office by April 11th.

Saint Theresa Parish Office is located at 21370 St. Theresa Lane, Ashburn, VA

Parish Office Hours are Monday - Friday, 9:30am to 3:30pm (closed for lunch 12:00pm - 1:00pm), <https://sainttheresaparish.com>

### Rules:

- Drawings must be on 8 1/2" x 11" paper
- Include Name & Age, and Parent's Name and Email on the back
- Must be a hand-drawn picture
- Only one submission per person

### Age Groups:

- Up to 5 years old
- 6 – 10 years old
- 11 – 15 years old
- 16 – 24 years old
- 25 – 44 years old
- 45 and over

Winners will be announced on April 20th via email.

- All drawings will be available for pickup on April 21st
- Angela Haberland will contact you by email

Six(6) 1st Place Awards - winners will receive a Trophy and a \$25.00 Gift Card. For more information, contact Angela Haberland, [angela.haberland@gmail.com](mailto:angela.haberland@gmail.com)

# Briar Wood High School Presents HELLO DOLLY!

March 27th-29th, 2025, in the Briar Woods Auditorium Theatre. Featuring a large cast and live pit orchestra of Briar Woods students. Pre-sale tickets for the show are \$10.00 for adults and \$5.00 for students, \$15.00 for adults and \$10.00 for students at the door.

Hello, Dolly! is a 1964 musical comedy that follows the story of Dolly Gallagher Levi, a strong-willed matchmaker, as she travels to Yonkers, New York, to find a match for the miserly "well-known unmarried half-a-millionaire" Horace Vandergelder.



# 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)

3 Cubic Ft. bags of high quality shredded hardwood mulch



2 Cubic Ft. bags of high quality BLACK mulch



Take your pick - \$6.00 per bag!

Delivered directly to your home by appreciative student athletes

Scan QR code to order and pay, or order and pay online at <https://www.bwboosters.org/events/2025-mulch-sale>



# 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 March 12th at 8:00pm.* Meetings are virtual unless otherwise noted. For more info and the Zoom link, email Crystal Boswell, events manager, at [events@broadlandshoa.com](mailto:events@broadlandshoa.com).

## BROADLANDS LIVE! COMMITTEE

The Broadlands Live Committee 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).



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- Musical Theatre Show Team

Registration is open for Summer Camps for Ages 5 - 99  
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## Brambleton Library Programs

### Crafter's Choice Book Club

**Location:** Meeting Room B

**Date and Time:** Monday, March 3rd

**Time:** 6:30pm - 7:30pm

**Age Group:** Adults

**Description:** Read any book related to this month's theme, "All Wired Up." At book club, we'll chat about what we read while making a robot pendant. We suggest reading a book about technology or the steampunk subgenre. Find out more at [library.loudoun.gov/calendar](http://library.loudoun.gov/calendar).

### Playtime & Parent Support - Mental Health Moments

**Location:** Childrens Program Room

**Date:** Saturday, March 8th

**Time:** 10:30am - 11:00am

**Age Group:** Adults bringing children aged infants to five years old

**Description:** Parents can connect and access important resources for their well-being while their children play. This month, the focus is on mental health moments.

### Improving Your Workplace Communication

**Location:** Meeting Room A

**Date:** Tuesday, March 11th

**Time:** 10:00am-12:30pm

**Age Group:** Adults

**Description:** The Loudoun Workforce Resource Center helps you navigate different communication styles in a modern American workplace, customizing conversations based on the audience, situation, and content.

## 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

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## EDUCATION/TUTORING

### MATH RESCUE 911:

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### 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.

### MOWING SERVICES:

Mow No Mo offers reliable, hassle-free lawn services specializing in townhomes. Mow No Mo regularly services hundreds of townhomes just in Ashburn! Mowing prices are outstanding, ranging from \$16-\$32 depending on lawn size and frequency. Text or call 571-277-6820.

## INSTRUCTION

### MUSIC LESSONS:

Discover music lessons for all ages and skill levels on various instruments. Register today with certified instructors. Mintons Academy of Music, a trusted institution in Loudoun County for 25 years. Contact the studio at 703-723-1154, [www.mintonsmusic.com/private-lessons](http://www.mintonsmusic.com/private-lessons).

## MARKETPLACE/PROFESSIONAL SERVICES

### MARY KAY:

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## REAL ESTATE

### PRIVATE OFFICES FOR RENT:

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



# BROADLANDS

## HOW TO PLACE A CLASSIFIED AD

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

## MONTHLY RATES:

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

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

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

## Broadlands Blast

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

## Broadlandshoa.org

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

## Go Paperless

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

## Broadlands Community Info

### BROADLANDS ASSOCIATION, INC. ADMINISTRATIVE OFFICE:

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

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

### HOA Office Hours:

Monday-Friday 9:00am to 5:00pm.

### ASSESSMENT INFORMATION OFFICE

#### FirstService Residential: Payments and Resale Docs

Assessments: 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

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• Full Page.....	\$1050	\$950	\$900
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### 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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**PATRICIA GALLARDO**

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