

Tenant Welcome Packet

Dear Tenant(s),

WELCOME TO THE NEIGHBORHOOD! Broadlands Association, Inc. is responsible for overseeing all the common elements within the community, including the pools, Community Center, Fitness Center, walking trails, tennis courts, and social events for over 4,070 residences within Broadlands. Community living can be both a challenging and rewarding experience; however, to be successful, the Association requires cooperation from both tenants and owners to maintain the upkeep of the residential property and follow covenant guidelines to ensure the quality of the community is upheld.

To learn more about our community, please review the following pages. Stay in the loop with all the important HOA news and exciting events by exploring our various platforms: ***The Broadlands Blast*** – Receive timely updates straight to your inbox to keep you informed about essential news and upcoming activities. ***Our Neck of the Woods Newsletter*** – Dive into detailed articles and stories about our community, events, and more, delivered monthly for your reading pleasure. ***HOA Website (Broadlandshoa.org)*** – Access comprehensive information about our community, important documents, and event calendars all in one convenient online location. Additionally, don't forget to follow Broadlands Homeowners Association events on Facebook and Instagram for real-time updates.

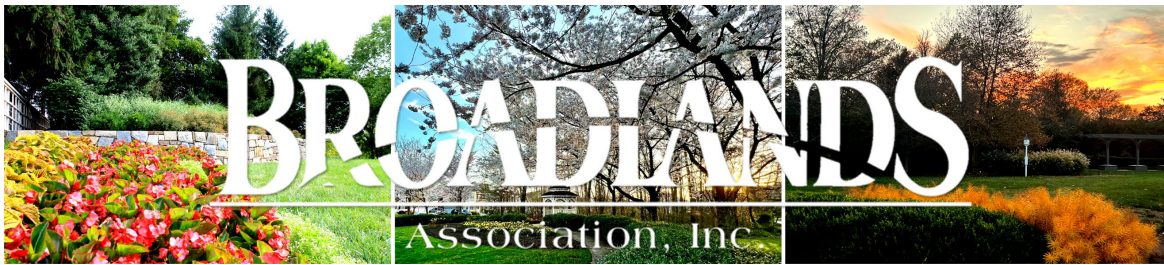
Upon your review, please direct any questions, comments, or concerns to the HOA office at info@broadlandshoa.com or 703-729-9704. Our hours of operation are Monday through Friday from 9:00 am to 5:00 pm. The HOA Office is located at 21907 Claiborne Parkway, Broadlands, Virginia 20148.

Again, welcome to Broadlands!

Sarah E. Gerstein, CMCA®, AMS®, LSM®, PCAM®

General Manager

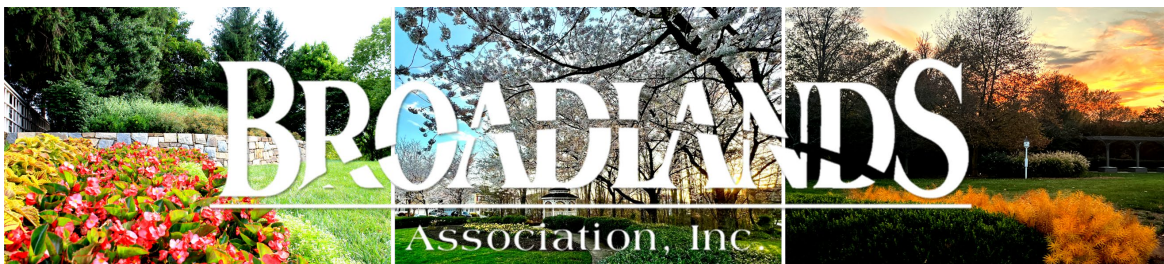
Broadlands Association, Inc.



STAY CONNECTED

Residents are encouraged to become familiar with the various communication channels and resources provided by the HOA. The following will help you stay informed about HOA community news & events and enhance your overall experience as a resident of Broadlands.

- ▶ **BROADLANDSHOA.ORG:** The website serves as the information hub for all things related to Broadlands Association for residents, absentee owners, and potential homebuyers. Answers to most community questions can be found on our website.
- ▶ **BROADLANDS NEWSLETTER:** *Our Neck of the Woods* monthly newsletter serves as the main communication tool for sharing essential information from Association Management and the Board of Directors to the residents of Broadlands Association, Inc. This full-color publication is a vital resource that includes details about community events, HOA and local news, homeowner interest articles, and more. Monthly publications are mailed to each residence and are also stored on our website. To receive electronic copies only, please email OptOut@broadlandshoa.com and provide your name and address.
- ▶ **BROADLANDS BLAST:** This email provides an overview of HOA news, events, and meetings, along with local news and happenings. It serves as an important communication tool between monthly newsletters, providing last-minute updates and news. While it is typically sent out on Fridays, it may be generated as needed to share important information. Residents can sign up for the Blast at www.broadlandshoa.org/stay-connected/ and click on the “Register for the Broadlands Blast” link. 
- ▶ **LANDSCAPED HOMES (only pertains to certain sections):** Heritage Landscape Services (HLS) provides **limited** turf maintenance services to *Overland Park* and *Southern Walk* courtyard homes, *Park Glenn* villas, *Demott & Silver* townhomes, and *Hillside* singles. The landscape contract only provides limited maintenance services – additional services desired are done at the owner’s expense. Watering services are NOT included. If you receive landscaping services, your monthly assessment will automatically include fees for these services. For a list of all landscaped properties and HLS’s *Scope of Services*, please visit broadlandshoa.org/landscaped-homes. **IMPORTANT:** Please submit your name, email(s), and address to landscape@broadlandshoa.com to receive notices when seasonal services occur or any changes to the services or schedule.
- ▶ **STAN AI:** STAN is our community AI bot that provides instant help to residents around the clock! Simply text your questions to **877-390-2462** 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.
- ▶ **SOCIAL MEDIA:** Follow us on [Facebook](#) and [Instagram](#) for Broadlands events & HOA news posts.
- ▶ **USEFUL NUMBERS:** Review a compiled list of community and county-related numbers to call for assistance. They can be found at broadlandshoa.org/useful-numbers
- ▶ **MAPS:** Locate trails, amenities, and tot lots using our maps at broadlandshoa.org/amenities/maps.



AMENITIES

AMENITIES ACCESS NOTICE

Tenants will be able to access the Fitness Center, Pools, and Community Center Rentals only if an up-to-date Absentee Owner Statement (AOS) and ratified lease are on file with the HOA. Upon an owner submitting an AOS and lease to the HOA office at info@broadlandshoa.com, the tenant may begin to apply to use the Fitness Center, Pools, and Community Center rentals. Please review tenant information at www.broadlandshoa.org/tenant/.



FITNESS CENTER

Broadlands offers a fitness center at our clubhouse, located at 43360 Rickenbacker Square. A one-time \$25 access fee is required to utilize the fitness center. Fob or Bluetooth access is available. Each additional fob is \$25. The online application can be completed in conjunction with paying the access fee. Find details, rules, and the online application form at broadlandshoa.org/amenities/fitness-center.

POOLS

There are three pools available for our residents' summer enjoyment. The pools open on the Saturday of Memorial Day weekend and close on Labor Day Monday. Pool Registration is required for all individuals aged 5 and up to gain admittance. You may register your family household online anytime throughout the year at cellbadge.com/broadlands/register. Detailed pool information can be found on our website at broadlandshoa.org/amenities/pool and in our newsletter during the season. You may also contact the Broadlands HOA Administrative Office for more information at 703-729-9704 or pools@broadlandshoa.com.

TENNIS, PICKLEBALL & BASKETBALL COURTS

Broadlands provides its residents with access to nine tennis courts, some of which offer pickleball-lined courts and nets. Our courts are strictly for use by Broadlands Association, Inc. residents ONLY. Lessons and events are hosted by Blue Chip Sports Management or the Racquet Sports Committee. Those interested in reserving a court can do so through the Court Reserve app on their smartphone. For details regarding our racquet sports, lessons, and reservations, please visit broadlandshoa.org/tennis-pickleball. Residents may also enjoy throwing hoops at our two basketball courts. See broadlandshoa.org/basketball-court for locations and rules.

COMMUNITY CENTER

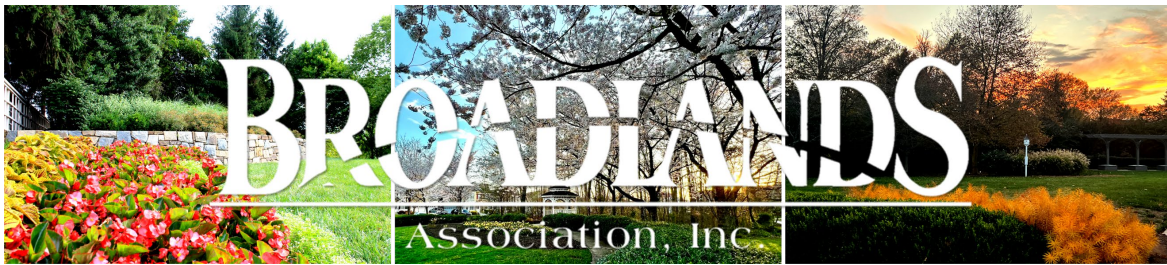
The Community Center is located at 43004 Waxpool Road and is the only HOA space available for rental by Broadlands residents for private parties as well as for-profit and non-profit organizations. Please see broadlandshoa.org/amenities/community-center-rental/ or contact the Broadlands HOA Administrative Office for more information, including photographs of the facility and pricing structure.

COMMUNITY EVENTS

Broadlands is delighted to host a wide variety of events, so you'll find something for everyone to enjoy. Our Events Committee organizes events such as Bingo, Spring Eggstravaganza, Summer Celebration, Halloween Parade, and Winter Wonderland. The Broadlands Live! Committee hosts a live concert series on the Hillside Park lawn, where you can bring your drinks and enjoy live music from local bands, all at no cost. We are always looking for volunteers. Please review the Committee and Volunteer Opportunities section below and consider donating a portion of your time to help make these events a success.

TOT LOTS & TRAILS

Broadlands has many beautiful trails that lead to various points of interest, including 21 tot lots that offer fun play for kids. Locations and descriptions of the tot lots can be found at broadlandshoa.org/amenities/tot-lots/.



COMMITTEES

Broadlands Association seeks enthusiastic residents to volunteer for standing committees. If you're passionate about improving our community, please complete the online form at broadlandshoa.org/committees. Please reach out to info@broadlandshoa.com should you have any questions. Your involvement can have a positive impact!



BROADLANDS LIVE! COMMITTEE: The Broadlands Live concert series, funded by the HOA and sponsors, occurs on select Fridays in August, September, and October at Hillside Park. Plans for the concert series begin early in the year, but the committee is most in need of help on the day of the event.

EVENTS COMMITTEE: The committee organizes a wide variety of events for Broadlands residents. These include the Spring Eggstravaganza, Halloween festivities, Summer Celebration, Winter Wonderland, and developing ideas for new events. They are always looking for volunteers to help organize or work at these events.

MODIFICATIONS SUBCOMMITTEE: The subcommittee meets to review and approve submissions of exterior home modifications. The committee meets on the first and third Wednesdays from March through October, and the third Wednesday only from November through February. Meetings are held at 7:00 pm virtually or in person.

TECHNOLOGY COMMITTEE: This committee assists the Association in various areas, such as website maintenance, hosting electronic recycling events, and offering technological support to the HOA as needed. The committee is comprised of web designers, graphic designers, content managers, database administrators, programmers, and web hobbyists. Meetings typically take place on the third Wednesday of every other month.

RACQUET SPORTS COMMITTEE: This committee is responsible for providing input on the tennis and pickleball courts and working with the tennis pro to develop programs to suit residential needs.

COMMUNITY OUTREACH PROGRAM: Broadlands supports its residents and the surrounding communities through a variety of community outreach programs. We welcome organizations interested in partnering, sponsoring events, or volunteering.

TERRACYCLE COMMITTEE: This committee helps run a recycling initiative that helps the Broadlands community eliminate waste through a partnership with [TerraCycle](https://www.terracycle.com).

CONSERVATION LANDSCAPING COMMITTEE: This committee educates the community and works with local groups on best practices for planting. They recommend native plants for landscape maintenance to the Board of Directors. With approval, they can also install educational demonstration gardens and coordinate volunteer efforts.