

MARCH 2026

BROADLANDS

Our Neck of the Woods

Official Newsletter of the Broadlands Homeowners Association



*Happy Saint Patrick's Day
May you have the luck of the Irish all year long*

So many happenings in Broadlands - Harry Potter Bingo, Spring Eggstravaganza,
May Election Information and Call for Board Nominations.

Open the newsletter and see what's inside!



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BROADLANDS



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Board of Directors Upcoming Virtual Meeting

Tuesday, March 10th - 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 10th Virtual Meeting Highlights

- Approved the minutes of the January 20, 2025 Board Meeting
- Discussed snow removal concerns and compliments
- Discussed vultures
- Discussed parking concerns
- Approved a landscape maintenance contract change order
- Approved a landscape maintenance contract addendum
- Approved pond maintenance proposals
- Held hearings and assessed charges for outstanding violations
- Verified a proposal to rectify a violation and provided an extension

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 SAG Awards	2 Read Across America Day	3 Purim World Wildlife Day	4 Modification Subcommittee Meeting 7:00pm - Virtual	5	6 Employee Appreciation Day	7
8 Daylight Savings Begins	9	10 Newsletter Submissions Due - 12:00pm HOA Board Meeting 6:00pm - CH	11 Modification Subcommittee Submissions Due 12:00pm Events Committee Meeting 8:00pm - Virtual	12	13 Bingo Night 6:30 pm (doors open at 6:00pm) - CC	14 Pi Day
15 Academy Awards	16	17 St. Patrick's Day	18 Modification Subcommittee Meeting 7:00pm - Virtual	19 Ramadan (Ends) St. Joseph's Day	20 Start of Spring (Spring Equinox)	21 World Down Syndrome Day Boxers and Briefs 5k Charity 9:00am - CC
22 World Water Day	23 National Puppy Day	24	25 Greek Independence Day Manatee Appreciation Day Modification Subcommittee Submissions Due 12:00pm	26	27 World Theatre Day	28 Earth Hour Day Eggstravaganza 10:00am - AO
29 Palm Sunday	30	31				

Key: AO=HOA Administrative Office; CC=Community Center; CH=Clubhouse; SB=Summerbrooke Pool

Ready to Get Involved? Consider Running for the Board!

Our Annual Membership Meeting is coming up on Tuesday, May 5th at 7:00pm, which means it's time to invite community members to step forward for the Board of Directors. Three seats are up for election this year, and we're looking for neighbors who want to help keep Broadlands a great place to live. Serving on the Board is a three year commitment, but it's also a chance to work with other residents, learn how the association operates, and play a direct role in the decisions that shape our neighborhood. Meetings are held once a month and can be attended in person or online, and you'll occasionally review materials or answer questions between meetings.

What the Board Does

Board members are involved in a wide range of responsibilities, including:

- Overseeing the upkeep of common areas like landscaping, trails, amenities, and pools
- Approving contracts and working with the management team
- Reviewing and updating community guidelines
- Participating in budget planning and long-term projects
- Handling homeowner concerns and violation hearings
- Ensuring Broadlands continues to be well maintained and welcoming

You'll be working alongside others who care about the community and want to keep things running smoothly.

Why You Might Want to Run

You care about the community - serving on the Board gives you a direct say in decisions that affect daily life in Broadlands.

You enjoy collaborating with neighbors - the Board works as a team, and it's a great way to meet people you may not otherwise cross paths with.

You want to help plan for the future - from budget decisions to long-term improvements, Board members help guide where we're headed.

You want residents to feel heard - Board members play an important role in representing the interests and concerns of the community.

You simply want to contribute - it's a meaningful way to get involved and make a positive impact.

Interested?

Take a look at the Call for Candidates information and think about whether this might be a good fit for you. If you're curious about what the role is like or have questions about the commitment, please contact me at 703-520-9905 or Sarah@broadlandshoa.com.

We'd love to see more neighbors get involved — your voice truly makes a difference.

Sarah

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



BROADLANDS

HARRY POTTER

BINGO

Night



MARCH 13, 2026

BROADLANDS COMMUNITY CENTER
43004 WAXPOOL RDDOORS OPEN AT 6:00PM
GAME STARTS AT 6:30PM**PRIZE FOR BEST HARRY POTTER COSTUME****EACH ATTENDEE MUST PURCHASE A TICKET**\$7 GAME ENTRY INCLUDES A SLICE OF PIZZA,
A BEVERAGE, AND 10 ROUNDS OF BINGO!

ONLINE REGISTRATION:

firstserviceresidential.myeventscenter.com/broadlands

BROADLANDS RESIDENTS AND THEIR GUESTS ONLY

NO REFUNDS

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!

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.



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Proper Mulching Techniques

Submitted by: Jeremy W. Baker, Potomac Tree

Benefits of Proper Mulching

- Helps maintain soil moisture. Evaporation is reduced, and the need for watering can be minimized.
- Helps control weeds. A 2"-4" layer of mulch will reduce the germination and growth of weeds.
- Insulation. Mulch keeps soils warmer in the winter and cooler in the summer.
- Improved quality of soil. Many types of mulch can improve soil aeration and structure and can improve drainage.
- Some types of mulch can improve soil fertility.
- A layer of mulch can help inhibit some types of plant disease.
- Helps facilitate lawn maintenance and reduces the risk of mechanical damage from weed-whips or lawn mowers.

Trees growing in a natural forest environment have their roots anchored in a rich, well-aerated soil full of essential nutrients. The soil is blanketed by leaves and organic materials that replenish nutrients and provide an optimal environment for root growth and mineral uptake. Urban landscapes, however are typically a much harsher environment with poor soils, little organic matter, and large fluctuations in temperature and moisture. Applying a 2"-4" layer of mulch can help mimic a more natural environment and improve plant health. The roots of most trees can extend to a width of 2-3 times the diameter of the canopy of the tree. Additionally, most of the fine, nutrient and moisture-absorbing roots are located in the top few inches of the soil. These roots require oxygen and moisture to survive. A thin layer of mulch, applied as broadly as practical, can improve the soil structure, oxygen levels, temperature, and moisture availability where these roots grow.

Not too much!

As beneficial as mulch is, too much can be harmful. The generally recommended depth is 2"-4". Unfortunately, Virginia landscapes are falling victim to a plague of over-mulching. The term 'mulch volcanoes' has emerged to describe mulch that has been piled up around the base of trees. Most organic mulches must be replenished, but the amount of replenishment required depends upon the rate of mulch decomposition within your landscape. Thoroughly inspect your mulch beds to ensure that you maintain only a 2"-4" level around your trees and shrubs.

Proper Mulching

- Rake the old mulch to break up any matted layers prior to adding new mulch.
- Keep mulch back a minimum of 2" from the trunks of trees and shrubs



- Use a well aerated and composted organic mulch to help improve soil conditions. Avoid sour smelling mulch!
- Composted wood chips that contain leaves and bark make great mulch.
- Mulch a 2"-4" layer (including existing mulch) out to the drip-line of the tree, or farther if practical.

This article was adapted from a pamphlet produced by the International Society of Arboriculture and contributed by Jeremy W. Baker, ISA Certified Arborist.

If you have questions, please email Jeremy at Jeremy@potomactree.com or (571) 354-1153.



BROADLANDS

Association, Inc.

Dear Broadlands Homeowner:

The 2026 Annual Meeting of the Members of Broadlands Association, Inc. will be held on **Tuesday, May 5, 2026, at 7:00pm**. This important annual event includes the election of three members to the Board of Directors, each to serve a three-year term ending in May 2029. The Board plays a crucial role in guiding the association - overseeing finances, selecting contractors, maintaining community facilities, and adopting policies that support the smooth operation of Broadlands. These volunteer leaders are an essential part of keeping our community thriving.

New this year: Members may choose to attend *either in person or virtually*, making it easier than ever to participate. The in-person meeting will be held at the Clubhouse at **43360 Rickenbacker Square**. A Zoom link for virtual attendance will be available on our website at **broadlandshoa.org/annual-meeting**.

Interested in Serving on the Board?

To run for a Board position, you must be a Unit Owner in good standing. The Board meets on the second Tuesday of each month at 6:00pm, and—another update for this year—Board members now have the option to attend meetings in person or virtually. If you're considering becoming a candidate, please complete the **Nominating Form** and **Petition for Candidacy**. These documents must be received by the Association no later than **5:00pm on Friday, March 27, 2026**.

New this year: You can complete the nominating form and upload your signed petition directly on our website at **broadlandshoa.org/annual-meeting**. Only Elections Committee-approved forms may be used, and all candidate nominating forms will be published in the official Annual Meeting notice. Candidates must also collect signatures from **at least three other owners**, as required by the Bylaws. Petitions must be submitted at least 25 days before the Annual Meeting to be listed on the ballot. All eligible candidates will be included on the proxy form mailed to the membership.

How Voting Works

As in prior years, the Association will use **The Inspectors of Election, LLC**, an independent third-party service, to manage the voting process. Members may vote either by mailing in a paper proxy ballot or by submitting their proxy online through the secure TIEiVOTE™ website. Around **April 10, 2026**, The Inspectors of Election will mail the Annual Meeting notice and election package, which will include unique login credentials for online voting. (Login information from previous years will not carry over.) Proxies may be submitted online or mailed, faxed, or scanned and sent directly to The Inspectors of Election. Please note that the HOA office cannot accept proxy forms.

Thank You to Our Candidates

If you choose to run, thank you for your willingness to contribute your time and leadership to the community. Your involvement strengthens Broadlands and helps ensure our continued success.

Don't forget to join us on **Tuesday, May 5, 2026, at 7:00pm**—whether in person or online—for the Annual Meeting of Broadlands Association, Inc. We look forward to your participation!

Sincerely,

Sarah Gerstein

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



Click on QR code to access
nomination forms

21907 Claiborne Parkway • Broadlands, Virginia 20148 • 703-729-9704 • info@broadlandshoa.com

BROADLANDS

Association, Inc.

NOMINATING FORM 2026 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

*Applications must be returned by 5:00pm on March 27, 2026
for inclusion in the newsletter, website, and official Annual Meeting notice.*

21907 Claiborne Parkway • Broadlands, Virginia 20148 • info@broadlandshoa.com

Exterior Modifications



Per Article 7, Section 7.5
 (a) Additions, Alterations, or Improvements by the Owners -

“No person shall make any addition, alteration, or improvement in or to any Lot or any portion of the Property... which is visible from the exterior of the Lot or such portion of the Property, without the prior written consent of the Covenants Committee.”

If you are unsure if approval is required for your project, contact Robin Crews, Modifications/ Resale Manager at rcrews@broadlandshoa.com 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. *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
February 25th.....	March 4th
March 11th	March 18th
March 25th	April 1st
April 8th	April 15th
April 29th.....	May 6th
May 13th	May 20th

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.



Covenants Corner

It's been a long and challenging winter and we hope everyone has stayed safe through the ice and snow. With the constant thawing and refreezing, please watch for black ice on sidewalks, driveways, and streets. While spring may be approaching, winter isn't over yet. Please remember to keep the sidewalks along your property clear of snow and ice for your neighbors' safety. As days get longer, more people may be out walking. Per Loudoun County Ordinance Chapter 1022.01, property owners must remove snow from sidewalks next to public streets.

As we begin to look forward to the arrival of spring—hopefully in the near future—we would like to share a few timely reminders.

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 fixture is not functioning 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 either of these solutions does not work, there may be a wiring issue requiring an electrician's assistance. If you receive a letter from us concerning this issue and need more time, please contact us to request an extension.

As usual, we continue to conduct regular trash and recycling bin inspections. Please ensure that you store your trash in your container and not loose in plastic bags. Please 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 Disposal to schedule a special pickup for those items. Take note that Patriot will not collect any bulk items without pre-arranged special pickups, and fees may apply. Additionally, please ensure that cardboard boxes are properly broken down, flattened, and secured.

We hope you and your family stay safe and warm throughout the remainder of this winter season. With our weather in this region, we know that this cold winter season will come to an end.

Please stay safe,

Your Covenants Team

HOME CHECKLIST

Clean and Keep Free of Mildew/Build-Up:

- Siding
- Basement walk-ups and surrounding areas
- Front stairs and sidewalks
- Decks, fences, sheds

Damaged Exterior Trim/Rotting Wood

- Trim around doors, windows, garage & corners
- Roof line (fascia and rake boards) trim and wrap
- Soffits are properly secured
- Windows (dormer, bay, etc.)
- Bump-out areas
- Porches, decks, sheds
- Mailbox post

Fresh Coat of Paint/Stain

A fresh coat should be uniform and consistent in appearance.

Application is required for color changes or new stains.

- Trim (exterior trim should have a consistent color throughout)
- Shutters, front doors, railings
- Fences, sheds, trash enclosures
- Mailbox post

Repair & Replace

- Falling/damaged lattice on decks and fences
- Fence/gate repairs such as warped, cracked, missing, and peeled (splintered) boards, including top rails

Home Exterior

- Missing shutters
- Loose siding or wrapped trim
- Crooked, missing, and broken light fixtures
- Damaged mailboxes (i.e. rusted, missing flags)
- Trash and recycling containers stored out of sight
- Garage doors in good condition (i.e. no dents/broken panels)

Landscaping

- Neat appearance of the lawn, free of weeds, and edged
- Landscape beds free of weeds, fresh mulch applied (no red)
- Bags of mulch, dirt, etc. properly stored out of view
- Remove dead bushes and trees (may need approval)

Exterior Modifications

*The following items require approval from the Modifications Subcommittee before starting these projects. This list includes common projects but is **not a complete list** of all projects needing approval:*

- Decks, fences, sheds, trash enclosures
- Paint/stain color changes
- Addition of storm/screen doors
- Play equipment, including trampolines and basketball goals
- Changes to light fixtures – if style/color/size are not the same as the originally installed fixtures
- Patios, walkways, retaining walls, pools
- Addition of lattice/privacy screens and change in building materials

Patriot Disposal Trash, Recycling, and Yard Waste Collection Schedule

Trash, Recycling, and Yard Waste Collection:

- Place containers 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 is collected on Mondays and Thursdays.

Recycling Collection:

- Recycling is collected on Thursdays.
- Recyclable materials can be co-mingled.
- Plastic bags CANNOT be recycled.
- Scrap metal – Please call Patriot Disposal to set pick-u 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 is collected on Mondays from March 1st through December 24th.
- During January & February, yard debris (leaves, grass clippings, brush) may be mixed with trash. Yard waste may not be mixed with recycling.
- Grass clippings and leaves must be set out for pickup in lawn paper bags or in a bin.
- Brush must be less than 4 inches in diameter, cut into 4 foot lengths, and tied in small bundles or bagged.
- Food waste mixed in with yard waste will be accepted, as it can be composted.

Special/Bulk Pick-ups:

- Please contact Patriot Disposal, 1-703-257-7100 or customerservice@patriotdisposalservices.com, to arrange pickup of special and/or bulk items.
- Special items will be collected weekly. Some items may incur an additional charge.
- Special items include appliances, mid to large furniture and other large items.

Trash Containers Notice:

- *If trash containers are left in public view outside these approved times, violation notices may be issued, and continued noncompliance could result in a hearing before the Board of Directors.*

Briar Woods Athletic Boosters Club Mulch Madness!

The Briar Woods Athletic Boosters Club is running its annual Mulch Sale to the local 20148 community. *This is a great way to get a head start on your mulching needs and to support our student athletes.*



Order Deadline: Thursday, March 12th, 2026 at 11:59pm

**Mulch Delivery Day: Saturday, March 21st, 2026
9:00am - 1:00pm**

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



2 Cubic Ft. bags of high quality BROWN mulch



Take your pick - \$6.00 per bag!

Your order will be hand delivered to your driveway and stacked neatly by our able-bodied student athlete volunteers.



Scan QR code or Link to the order form: <https://docs.google.com/forms/d/e/1FAIpQLSdpXzz9DzVFLp6WVYJwG1IH-uNppvj3B2T1HnOHxQUYurxliQ/viewform>

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Crossroads UMC Creates Volunteer Loudoun

Did You Know? Crossroads UMC created and manages a volunteer database called Volunteer Loudoun. It is your go-to platform for giving back to the community. Whether you're an individual ready to lend a hand or a business looking to engage your team in service, this is where meaningful connections begin. Volunteer opportunities are plentiful; Volunteer Loudoun wants to help you find them.

Crossroads partners with nonprofits across Loudoun County to bring you a wide range of volunteer opportunities — from one-time events to ongoing roles that match your skills and interests. Volunteer opportunities include working with animals, gardening, office work, food prep, outdoor work and more!

For more information, visit volunteer-loudoun.org.

Buy and Sell at the Spring Yard Sale

Saturday, May 2nd, 8:00am - 2:00pm throughout the Community. Rain or shine, come shop and sell at private residences throughout Broadlands.

To view the current listings or add your own, please complete the Yard Sale Submission Form found at broadlandshoa.org/yard-sale. Listings may take up to two business days to appear on the map. Participation in the yard sale does not require being listed on the map. Inquiries can be sent to info@broadlandshoa.com.

It is the residents' responsibility to check the website to ensure inclusion and accuracy.



AVFRD Chili Cook-Off and Truck Pull Fundraiser

- Baby, It's Cold Outside, but We've Got the Heat You Need!

Warm up with AVFRD at our annual chili fundraiser, featuring unlimited tastings of some of the best chili in Ashburn, proudly served by your favorite local restaurants. Every dollar raised directly supports the Ashburn Volunteer Fire & Rescue Department and the services we provide to our community.

This is a family-friendly event. Kids can get an up-close look at a fire truck and experience the Seat Belt Convincer while learning about safety in a fun, hands-on way.

The competition brings the heat, too. Local celebrity judges will crown the 2026 Chili Winners, and attendees can cast their vote for the People's Choice Award to help their favorite chili take home bragging rights.

We're also excited to share that AVFRD has found a new home for this beloved annual event following the closure of Old Ox Brewery in 2025. While the location is new, everything you love about this fundraiser remains the same.

Come hungry, bring your friends and family, and enjoy a great day supporting your local heroes. We look forward to seeing you there.

Ten people. One fire engine. A lot of cheering. Grab 9 friends, dress to impress, and take on the Chilly Days Engine Pull for prizes, laughs, and serious bragging rights. Sign up your team today. Space is limited. To sign up, visit <https://ashburnfirerescue.org/news-events/chili-fundraiser/>

When: Saturday, March 7th:

**Where: Lost Rhino Brewery
21730 Red Rum Dr #142**

Time: 12:00pm - 4:00pm.

Plant Nurture Grow

15th Annual Gardening Symposium



Saturday, March 21, 2026

9:00 a.m. to 3:00 p.m.

Academies of Loudoun

42075 Loudoun Academy Dr, Leesburg, VA

Registration opens January 8, 2026



Please join the **VCE Loudoun Master Gardeners** for this wonderful educational event. Four prominent speakers will share their knowledge and inspire us as we start preparing our gardens for the spring and subsequent growing seasons.



Featured Speakers and Programs:

- **Dr. Holly Scoggins**, "Success with Self-Sowing Annuals and Perennials"
- **John Magee**, "Let's Talk About This"
- **Kathy Jentz**, "Groundcovers: Great Alternatives to Turf Grass"
- **Thomas Rainer**, "The Ecologically Abundant Garden: Practical Strategies for Resilient Home Landscapes"

The symposium will also feature a marketplace with gardening items from local vendors and lightly used books. Visit bit.ly/MGSymposium26 to learn more.



If you are a person with a disability and desire any assistive devices, services or other accommodations to participate in this activity, please contact the Loudoun Extension office at 703-777-0373/TDD* during business hours of 8:30 a.m. and 5:00 p.m. to discuss accommodations 5 days prior to the event. *TDD number is (800) 828-1120.

Virginia Cooperative Extension is a partnership of Virginia Tech, Virginia State University, the U.S. Department of Agriculture (USDA), and local governments, and is an equal opportunity employer. For the full non-discrimination statement, please visit ext.vt.edu/accessibility.



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*new customers only

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-9:00pm. Meetings are open to jugglers of all skill levels and ages. We can teach anyone! The monthly meeting dates vary. Visit ashburnjuggling.wixsite.com/site for the next scheduled meeting. Questions? email info@ashburnjuggling.club.

ASHBURN TOASTMASTERS

Are you interested in improving your public speaking and leadership skills? We meet in the Broadlands Community Center, 43004 Waxpool Road, on the second and fourth Wednesdays of the month at 7:15pm. Guests are welcome. For more info, contact our VP of Membership at vpm-703053@toastmastersclubs.org or visit our website at ashburn.toastmastersclubs.org. No holiday meetings.

BRAMBLETON LADIES GOLF LEAGUE

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

BROADLANDS CONSERVATION LANDSCAPE COMMITTEE

We are responsible for maintaining Broadlands' engagement in the National Wildlife Federation's Community Habitats Program. Join us to learn how you can help wildlife in and around Broadlands by contributing to greater biodiversity. Help us build a beautiful and more resilient future. Email BroadlandsWildlifeHabitats@gmail.com.

BROADLANDS EVENTS COMMITTEE

Broadlands has many events throughout the year that need volunteers. All you need to do is show up and be ready to have fun! Plus, volunteering is a great way to get to know your neighbors. *This month's Events Committee will meet on March 11th.* 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 are planning this year's concerts. To ensure these concerts are a success, the Committee relies greatly on volunteers. For volunteer opportunities, reach out to Jason at BroadlandsLive@broadlandshoa.com.

BROAD RUN DEMOCRATS

We are a group of like-minded, civically engaged neighbors who care about our community. We meet on the last Monday of the month. For more information, email Cory Brunet at cbrunet2@yahoo.com.

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.

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.

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 information, please contact momsclub.ashburn@gmail.com.

MOMS IN PRAYER – BRIAR WOODS

Broadlands Christian moms are invited to join us to pray for our children and our local schools. We meet in person every other Friday at 8:00am. Contact Becky for more information at 505-225-2451 or go to momsinprayer.org.

PRE-TEEN AND TEEN ASPERGER'S SOCIAL SKILLS GROUP

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

REPUBLICANS FOR A BETTER WORLD

Join us for many different activities including service, conservation, politics and community. Lots of different projects on the agenda. For more information please email especial417@gmail.com.

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.

BROADLANDS

EGGSTRAVAGANZA

Saturday, March 28, 2026

10:00am - 12:00pm

Broadlands HOA Administrative Office
21907 Claiborne Pkwy,
Broadlands, VA 20148

~Egg Hunt ~ Meet the Easter Bunny ~

~Face painters & other fun activities~

~Festive food & drinks~

Baskets are provided by the HOA

~Until baskets run out~

Limit eggs to 10 per child

~So every child can participate~

In the event of inclement weather visit our furry friend at
the HOA office to take photos and collect eggs

This free event is for Broadlands residents only

Raising a Two-Marshmallow Kid in Loudoun County... A Community of Many Stories

Submitted By: **Dr. Michael Oberschneider, Founder and Director of Ashburn Psychological and Psychiatric Services**

If you've ever heard of the "marshmallow test," you might remember the classic experiment where children were offered one marshmallow now or two if they waited. The ability to delay gratification -- choosing a future reward over an immediate one -- has long been tied to persistence, emotional regulation, and long-term success.

But what does it mean to raise a "two-marshmallow kid" in a place like Loudoun County, where some children rarely have to wait for much of anything, yet others face real and ongoing challenges? In our community, Uber Eats and Amazon Prime may deliver quickly for some families, but it's important to remember that not all children grow up with these privileges. Loudoun County is diverse—economically, culturally, and socially—and every family's story is unique.

The Blessing and Blind Spot of "Enough"—And the Reality of Inequality

Many parents in Loudoun County have worked hard to provide stability and comfort for their children – oftentimes more than they themselves had growing up. It's natural to want to give our kids the best. For families with resources, enough can be a tremendous gift, allowing children to focus on learning, athletics, creativity, and friendships rather than worrying about basic needs.

But it's vital to recognize that not everyone here has enough. For many years now, Loudoun County has been ranked the wealthiest county in the U.S., and it's often portrayed as uniformly affluent with high median family incomes and high median home prices. While that is all certainly true, many families in our community struggle with housing costs, food insecurity, and limited access to opportunities. Nearly 10% of our children qualify for free or reduced lunch, and many parents work multiple jobs to make ends meet. These realities matter. They shape children's experiences and their understanding of what it means to work, wait, and appreciate what they have. Abundance, when present, can come with its own challenges. When every need is met instantly, children may miss chances to develop patience, resilience, and gratitude. But entitlement isn't simply a product of wealth; it can grow from any environment where children aren't taught to wait, work, and consider others -- regardless of a family's income.

How Kids Learn to Wait, Work, and Appreciate

Lessons in self-regulation and gratitude aren't delivered through lectures, but rather, they're lived. Here are some ways to nurture these qualities, no matter your family's circumstances:

- **For younger kids:** saving allowance, waiting for a special treat, or learning that "not now" doesn't mean "never" helps build trust in the process of waiting and appreciation for what they receive.
- **For school-age children:** responsibility grows through finishing homework before screen time, helping with chores, or making lunch at home. These moments reinforce that effort comes before reward and that what we earn is often more meaningful than what we're simply given.
- **For adolescents:** the lessons get bigger: waiting for a driver's license, working toward a goal, or handling disappointment. Parents can support growth by empathizing with setbacks, rather than rushing to fix every problem.

Looking Beyond Ourselves: The Power of Service, Volunteering, and Perspective

One of the most powerful ways to raise a two-marshmallow kid -- regardless of family income -- is by encouraging them to give back. Volunteering or helping others isn't just about charity; it's about building empathy, perspective, and a sense of community.

- **For all families:** volunteering together -- whether at a food pantry, community garden, school event, or local park -- helps children see life from different perspectives. They learn that not everyone's journey is the same, and that their actions can make a real difference.
- **For teens:** holding a part-time job or mentoring younger kids teaches time management, accountability, and humility. Earning their own spending money or giving back through service also helps them understand that effort has value, and that everyone has something to contribute. Research shows that young people who volunteer or work part-time in high school are more grounded, resilient, and successful later in life. They develop a sense of gratitude for what they have, and a deeper understanding of the challenges others face. These experiences help children become more empathetic and less entitled -- qualities that matter far more than material wealth.

Perspective-Taking and Empathy: The Heart of the Two-Marshmallow Lesson

Helping children see the world through other people’s eyes is one of the greatest gifts we can give. When kids interact with people from different backgrounds, listen to stories unlike their own, and serve others, they learn perspective-taking and empathy -- skills that support them in every aspect of life. These are the qualities that help children become “two-marshmallow” adults: patient, grateful, and compassionate, able to wait for what matters and to give to others along the way.

Avoiding the Trap of Comparison

In a high-achieving area like Loudoun County, it’s easy to fall into the trap of comparison -- who has what, who goes where, who achieves the most. Parents can help by focusing on values, effort, and growth, rather than status or possessions. Asking “What did you learn?” or “What felt meaningful about that experience?” helps children develop a stable sense of self-worth, grounded in who they are, not what they own.

What “Two Marshmallows” Really Means

Raising a two-marshmallow kid isn’t about deprivation or guilt. It’s about helping children -- no matter their circumstances -- develop inner strength, perspective, and gratitude. When kids learn to delay gratification, give back, and work toward their goals, they don’t just earn two marshmallows -- they become adults who know when one is enough, and who look for ways to share what they have with others.

Whether your family has a lot, a little, or something in between, the lessons of patience, empathy, and service are for everyone. Together, as a community, we can help our children grow into thoughtful, resilient, and generous adults -- ready to make a difference in the world.

In Case You Need a Hand . . .

NON-EMERGENCY

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

BROADLANDS COMMUNITY

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

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

Southern Walk HOA – Verizon FiOs Gigabit Internet Contract:

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

PUBLIC INFORMATION

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

SCHOOLS - BROADLANDS

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



Boxers & Briefs 5K

Broadlands Community Center

Saturday, March 21

9 AM Start

Join us for 3.1 miles of running in your boxers & briefs! Wear them - Over Your Clothes. Under Your Clothes. OR As your clothes!

GREAT SWAG OPTIONS

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BoxersAndBriefs5k.com | @RunLoCoRaces

EDUCATION/MUSIC/TUTORING

MATH RESCUE 911:

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

MINTONS ACADEMY OF MUSIC STUDIO:

Looking to bring more music into your home this winter? Mintons Academy of Music offers year-round private lessons in piano, guitar, voice, drums, strings, woodwinds, and more. Our instructors work with students of all ages and skill levels—from beginners to advanced performers. Visit MintonsMusic.com to explore our newest updates, view our programs, and schedule your first lesson. *Mintons Academy of Music Building musicians, one note at a time since 2002.*

HOME SERVICES

HANDYMAN SERVICES:

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

MOWING FOR TOWNHOMES & SINGLE-FAMILY HOMES:

Mow No Mo offers reliable, hassle-free lawn services for townhomes and single-family homes. Mow No Mo services hundreds of homes just in Ashburn! Townhome mowing prices are outstanding, ranging from \$16-\$33 depending on size and frequency. Comprehensive landscaping services are also offered. Text or call 571-277-6820. Visit mownomova.com.

MARKETPLACE/PROFESSIONAL SERVICES

CPA SERVICES:

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

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REAL ESTATE

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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 or online at broadlandshoa.org/stay-connected.

Broadlandshoa.org

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

Go Paperless

Go Paperless and Opt Out of hard copies of this monthly newsletter. If you would like to receive electronic copies only of this newsletter, please email OptOut@broadlandshoa.com 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.



Brambleton Library Programs

Escape to America

Location: Meeting Room A

Date and Time: Thursday, March 8th

Time: 7:00pm - 8:00pm

Age Group: High School | Adult

Description: Author David Truong shares the true story of his family's journey from Communist Vietnam to freedom, a narrative full of hardship, hope, unexpected humor, and unforgettable characters. Find out more at library.loudoun.gov/calendar.

The Seuss-tacular Magic Show

Location: Children's Program Room

Date and Time: Saturday, March 7th

Time: 2:00pm - 3:00pm

Age Group: Elementary

Description: Presented by Dean Alan, the Wizard of Reading, will bring the books and characters of Dr. Seuss to life with this family-friendly magic show. Find out more at library.loudoun.gov/calendar.

The Suffrage Movement on Two Continents

Location: Meeting Room B

Date: Wednesday, March 11th

Time: 7:00pm-8:00pm

Age Group: High School | Adult

Description: Loudoun historian Priscilla Godfrey explores key figures in the suffrage movement, both in England and the United States.

Amazing World Records

Location: Children's Program Room

Date: Wednesday, March 12th

Time: 4:00pm-5:00pm

Age Group: Elementary

Description: Learn about current world records and see how you measure up!

Broadlands Community Info

BROADLANDS ASSOCIATION, INC. ADMINISTRATIVE OFFICE:

21907 Claiborne Parkway

Broadlands, Virginia 20148

Main: 703-729-9704

Website: broadlandshoa.org

STAN AI, 24x7 assistance, text: 877-390-2462

General Mailbox: info@broadlandshoa.com

HOA Office Hours: Monday-Friday 9:00am to 5:00pm.

ASSESSMENT INFORMATION OFFICE

FirstService Residential: Payments and Resale Docs

Assessments: 800-870-0010 Fax: 703-591-5785

fsresidential.com ♦ ar.help@fsresidential.com

Mail Payments To:

FirstService Residential P.O. Box 30403 Tampa, FL 33630-3403

BROADLANDS ASSOCIATION STAFF & CONTRACTORS

General Manager: Sarah Gerstein ♦ sarah@broadlandshoa.com

Covenants Manager:

Suzan Rodano ♦ covenants@broadlandshoa.com

Modifications and Resale Manager:

Robin Crews ♦ rcrews@broadlandshoa.com

Modifications and Resale Assistant & Pool Registrar:

Amy Streater ♦ amy@broadlandshoa.com

Director of Resident Services:

Stassa Collins ♦ stassacollins@broadlandshoa.com

Newsletter Editor:

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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

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Secretary/Treasurer: Robert Webb ♦ rew222@gmail.com, 410-245-2632

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Kay Dillon ♦ 703-405-4750

John Horner ♦ 703-723-2333

Cliff Keirce ♦ 703-729-7320

William Kolster ♦ 703-858-2459

COMMITTEES

Broadlands Live Concerts:

Jason Pualoa ♦ broadlandslive@broadlandshoa.com

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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BROADLANDS

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Vertical: 3.75" wide x 10.16" tall			
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INSIDE COVER PLACEMENTS (Contact for Availability):

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

SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

- For inquiries, please contact Jeff Walter via email at jwalter@e-gcg.com or 703-818-2700. You may also visit broadlandshoa.org/newsletter.
- Email camera ready ad in PDF format to 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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Saturday: 8 AM - 3 PM
Sunday (boarder pick up only): 5 PM - 7 PM



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Jenna Grimm, MS, MSN, PMHNP-BC, WHNP-BC
Psychiatric Mental Health Nurse Practitioner and Women's Health Specialist

As part of Clarity's collaborative team, Jenna recognizes that medication is usually most effective when used in conjunction with therapy. She works in partnership with our psychologists, therapists and other providers to ensure that medication services are integrated into a broader therapeutic framework.
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