

APRIL 2026

# BROADLANDS

*Our Neck of the Woods*

*Official Newsletter of the Broadlands Homeowners Association*

*Happy Spring!*



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# BROADLANDS



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## Board of Directors Upcoming Meeting

**Tuesday, April 14th - 6:00pm**

### Board Meetings Information

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

## Board of Directors March 10th Virtual Meeting Highlights

- Approved the minutes of the February 10, 2026 Board Meeting
- Discussed a request for Children at Play signs
- Reviewed Committee, Staff, and Financial Reports
- Approved a cloud based server migration proposal from Corporate Technologies
- Held hearings and assessed charges for outstanding violations
- Reviewed delinquencies and the status of accounts in collections
- Discussed the dissolution of Southern Walk HOA

*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.*

# APRIL

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Passover Begins April Fools Day Modification Subcommittee Meeting 7:00pm - Virtual	2	3 Good Friday	4
5 Easter	6	7 World Health Day	8 Modification Subcommittee Submissions Due 12:00pm Events Committee Meeting 8:00pm - Virtual	9 Passover Ends	10 National Siblings Day Newsletter Submissions Due - 12:00pm	11 National Pet Day Van Metre 5K Run and 1-Mile Fun Run/Walk 8:00am - Broadlands Marketplace
12 Orthodox Easter International Day of Human Space Flight	13	14 HOA Board Meeting 6:00pm - CH	15 Tax Day (Taxes Due) Modification Subcommittee Meeting 7:00pm - Virtual	16	17 Springtime Bingo 6:30 pm (doors open at 6:00pm) - CC	18
19 Bicycle Day	20	21	22 Earth Day	23	24 Arbor Day	25 World Penguin Day
26 National Pretzel Day	27	28 National Superhero Day	29 Modification Subcommittee Submissions Due 12:00pm	30 International Jazz Day		 EQUAL HOUSING OPPORTUNITY

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

# Spring Has Sprung! Events, Inspections & Everything in Between!

We did it! We survived another winter complete with its moody personality swings, surprise cold snaps, and winds that slapped our faces like they held a grudge. As I write this, Mother Nature is still deciding whether we deserve sunshine or a final encore of winter...but let's stay optimistic. Here's to warmer days, blooming flowers, and that unmistakable "fresh start" spring vibe we've all been waiting for.

Spring brings out the best in our community: yard sales pop up, gardens get a glow-up, and lawnmowers once again becomes the soundtrack of the season. For our association staff, this is go-time - prepping pools, sending lawn reminders, taming mildew, and reviewing a big wave of modification applications. It's busy, but in the best kind of way.

## Upcoming Events – Let the Fun Begin!

### April 11 – Van Metre 5K Run & 1-Mile Fun Run/Walk

Join the 34th annual event benefiting Children's National. Strollers and pups are welcome—so no excuses! (See page 25 for details.)

### April 17 – Springtime Bingo

Warm weather + bingo = an excellent combo. (Flyer on page 6.)

### May 1 – Pajama Bingo

Roll straight from bingo to bed. No judgment. In fact, it's encouraged! (Flyer on page 17.)

### May 2 – Community Yard Sale & Paper Shredding

Hunt for treasures during the spring yard sale, then shred your secrets—er, paperwork—at the shredding event at the Community Center. Up to three bankers boxes per household. (Shredder info on page 9, flyer on page 21.)

## Spring Inspections – Keeping Broadlands Beautiful

As the ground thaws and the sun sticks around longer, we ramp up exterior inspections to help keep our neighborhood looking like the beautiful community we're all proud of.

### A Friendly Reminder:

*The Association has the right to access exterior areas of the property (never the inside of homes) for inspection and maintenance purposes, as outlined in Section 5.3(a) of the Declaration for Broadlands.*

If your home needs a little attention, you'll receive a notice with time to correct the issue. Need more time? Just reach out. Extensions are absolutely possible. If no action is taken and we don't hear from you, follow-up letters and potentially a Hearing may occur, and violation charges up to \$900 can be assessed. This isn't the goal, of course. The goal is keeping property values up and our community shining. The charges are permitted under state statute to compel owners to take action, and they help offset the administrative time, printing, and postage required throughout the process.

Questions? Contact our Covenants Manager, **Suzan Rodano**: [suzanrodano@broadlandshoa.com](mailto:suzanrodano@broadlandshoa.com)  
703-729-9704, extension 2

## Planning Exterior Improvements?

Don't forget: *All exterior changes require written approval from the Modifications Subcommittee before you start.*

The committee meets:

- 1st & 3rd Wednesdays (March–November)
- 3rd Wednesday only (December–February)

In 2025, the team reviewed an impressive **774 applications**, so yours will be in good company.

Submit applications by **noon the Wednesday** before a meeting, and double-check that everything is complete. Only complete applications move forward.

## Design Guidelines & Applications:

[broadlandshoa.org/community-standards/exterior-modifications](http://broadlandshoa.org/community-standards/exterior-modifications)

Questions? Contact our Modifications Manager, **Robin Crews**: [rcrews@broadlandshoa.com](mailto:rcrews@broadlandshoa.com), 703-729-9704, extension 3

## Selling Your Home This Year?

You'll need to provide a resale disclosure package to your buyer within **14 days of contract execution**. These can be ordered online through FirstService Residential: [fsresidential.com/washington-dc/resale-and-lender-documents](http://fsresidential.com/washington-dc/resale-and-lender-documents)

## Your Resale Package will include:

- All governing documents
- Your account statement
- A resale inspection by HOA staff

We completed **103 resale inspections** in 2025!

Before ordering, make sure all past exterior modifications were approved—this ensures a smooth process.

## Enjoy the Season!

I hope to see you on the trails, out at our play courts, or joining us at one of our spring events. After all, this is one of the most beautiful times of year in Broadlands. Let's get out there and enjoy it.

## Happy Spring!

*Sarah*

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

BROADLANDS

# SPRINGTIME BINGO

APRIL 17, 2026

BROADLANDS COMMUNITY CENTER  
43004 WAXPOOL RD



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

FLOWER HEADBAND STATION (WHILE SUPPLIES LAST)

EACH ATTENDEE MUST PURCHASE A TICKET

\$7 GAME ENTRY INCLUDES A SLICE OF PIZZA,  
A BEVERAGE, AND 10 ROUNDS OF BINGO!

VOLUNTEERS NEEDED! SCAN THE QR CODE TO SIGN UP

ONLINE REGISTRATION:

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

BROADLANDS RESIDENTS AND THEIR GUESTS ONLY

NO REFUNDS

## Have a Graduating Senior? Celebrate Their Accomplishment!

Let's celebrate our seniors achieving one of life's greatest milestones...graduation! Shine the spotlight on your graduating high school and college seniors in the June newsletter by sending us their photo and a celebratory message as they approach this major life event.

Send us your senior's photo, name of high school or college and a message of 25 words or less to [newsletter@broadlandshoa.com](mailto:newsletter@broadlandshoa.com) by 5:00pm on Friday, May 8th.

## 80's vs. 90's Trivia Night

Feeling Smart? Get ready for an 80's vs. 90's Trivia Night on June 5th. Doors open at 6:00pm at the Community Center. *Prize for the person dressed in the BEST 80's or 90's outfit.*

The cost is \$15.00 per person, which includes admission, a meal, and a non-alcoholic beverage. Please gather your teams of six people maximum and get ready for a fun evening.

More details and registration information will be coming soon. We look forward to seeing you there!

## No Parking Near Mailboxes

*The Homeowners Association has received multiple complaints from the post office and residents regarding vehicles parked too close to the mailboxes, which is impeding mail delivery. This is a violation of Broadlands Parking Regulations and Loudoun County's Parking Ordinances. The ordinance states that vehicles cannot be parked within a distance of ten feet (10 ft.) on either side of a mailbox.*

This restriction is in place to ensure that USPS mail delivery is not hindered. Compliance with this regulation is essential for the efficient and uninterrupted delivery of mail services.

**HOA OWNED STREETS:** The HOA only has the authority to enforce violations on streets owned by the HOA. If you notice any parking infractions within your neighborhood on HOA-owned streets, please contact us at [Covenants@broadlandshoa.com](mailto:Covenants@broadlandshoa.com).

### VDOT STREETS:

If the infraction is on a VDOT street, please contact the sheriff's department non-emergency line at 703-777-1021. If you are unsure if you live on a VDOT or HOA street, please refer to



[broadlandshoa.org/street-maintenance](http://broadlandshoa.org/street-maintenance).

## Winter Sowing Workshop Recap

On January 17th, Broadlands Naturally and the NOVA Chapter of Wild Ones held a native plant winter sowing workshop. A dozen attendees braved the snow, coming from as far away as Fredericksburg. They learned how to make then prepared over 60 milk jug greenhouses. These mini-greenhouses allow seeds to germinate in an environment that mimics the natural conditions that many seeds need to break dormancy. Seedlings can be planted directly into gardens in the spring.



Aly Jarvela speaking to attendees

If you are interested in adding more native plants to your yard to support local ecosystems, join us at **Wild One's Native Plant Share at Cascades Library on Sunday, April 19, at 1:45pm.**

Local research scientist and entomologist, Aly Jarvela, demonstrated to the attendees how to sow seeds for winter stratification in discarded milk jugs.

**53 Years Strong – Built On Trust While Others Come And Go!**

## GARAGE DOOR PROBLEMS FIXED FAST!

**Broadlands Homeowners...** For over 53 years, our company has been the name people count on. Through economic ups and downs, changing trends, and countless competitors who have come and gone, we've remained a trusted cornerstone in the **Broadlands** community. Call us today to take advantage of our **Cold Weather Garage Door Tune-up**.



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- We Replace Broken Cables
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# Neighborhood Safety

Submitted by Loudoun County Sheriff's Office

## Traffic safety on neighborhood streets: what actually keeps people safe

As spring starts to bring life back to our Loudoun neighborhoods, sidewalks fill again with walkers on the W&OD, kids on bikes, strollers heading to playgrounds, and more people simply spending time outside after work. *It's a welcome change after winter, but it also makes neighborhood streets busier than many drivers expect.*

Neighborhood roads here are often wide, straight, and new, which can make them feel like cut-through routes even when they are not. They are still shared spaces where cars, pedestrians, cyclists, pets, school buses, and children mix in close proximity. In Loudoun, some of our most serious crashes do not occur on major roads like Route 7 or Route 15 - they happen on the streets right where we live.

Recognizing that shared responsibility is the foundation of safer streets is especially important in a fast-growing county like Loudoun.

### Why neighborhood crashes happen

Most neighborhood crashes are not caused by blatant recklessness. They are usually the result of distraction, speed, or simple inattention. A driver glances at a phone while rolling through a stop sign. Someone assumes a roundabout is clear when it is not. A vehicle backs out of a driveway without fully checking the sidewalk where a child or jogger may be passing.

Even relatively low speeds can be dangerous. The difference between 25 miles per hour and 35 miles per hour is not minor, particularly on streets lined with driveways, parked cars, and families. That extra ten miles per hour can be the difference between a close call and a life-changing injury.

### What drivers can do

- Drivers carry the greatest responsibility because they control the most dangerous object on the street. Small habits make a big difference in real neighborhoods, not just in theory.
- Slow down, truly. Posted limits are maximums, not goals. If kids are outside, if buses are nearby, or if visibility is limited, slower is always better.
- Expect the unexpected. In Loudoun, that might mean a child darting toward a cul-de-sac, a cyclist emerging from a trail, or a pedestrian stepping off a sidewalk near a bus stop.
- Look beyond the car directly in front of you. Watch sidewalks, driveways, parked cars, and roundabouts where a person might appear.
- Come to a complete stop at stop signs. A full pause gives you time to spot pedestrians, cyclists, or a school bus you might otherwise miss.
- When backing out, take an extra second. Check

mirrors, cameras, and the sidewalk before moving, especially in the early morning or evening when people are walking dogs or heading to school.

### Pedestrian safety tips that work

*Pedestrians also play an important role in staying safe, especially as daylight hours shift in spring.*

- Use sidewalks and trails whenever they are available. Walking in the street should be a last option.
- Cross at intersections when you can, including at marked crosswalks in neighborhood roundabouts. Drivers are more likely to be looking there. But in all cases, remain vigilant for potentially distracted drivers.
- Make eye contact with drivers before crossing. Do not assume they see you, even in well-marked areas.
- Be visible. Light clothing in daylight helps, and reflective material or a small flashlight is smart at dusk, dawn, or night, particularly on streets without streetlights.
- Keep phones put away while walking near traffic. Distraction is risky for both drivers and pedestrians.
- If there is no sidewalk, walk facing traffic so you can see approaching vehicles and react sooner.

### For parents and caregivers

If you have children in your neighborhood, regular conversations about street safety matter. Teach kids to stop at the curb, look left-right-left, and wait until cars have clearly stopped before crossing. Remind them that drivers do not always see them, even if they think they are obvious. This is especially important near bus stops, playgrounds, and cut-through streets.

### A shared effort

Traffic safety is not just about rules. It is about how neighbors treat one another on the road. When drivers slow down, yield to walkers, and stay alert, and when pedestrians stay visible and aware, streets feel calmer and safer for everyone in our community.

As more people head outside this spring, a little extra patience and attention can prevent serious injuries and make Loudoun neighborhoods better places to walk, ride, and play.

### Stay informed in your neighborhood

To see what has been reported in your neighborhood and across Loudoun County, you can use the LCSO Crime Dashboard. It is updated daily and lets you view incidents on an interactive map, filter by location or date, and look for patterns over time. Many HOAs use it to better understand local trends and share timely prevention reminders with residents.

*Visit: [sheriff.loudoun.gov/crimedashboard](https://sheriff.loudoun.gov/crimedashboard).*



# BROADLANDS Shredding Event

## DROP OFF DATE & LOCATION

**SATURDAY  
MAY 2, 2026  
10AM - 2PM**

**BROADLANDS  
COMMUNITY CENTER  
43004 WAXPOOL RD**

## IMPORTANT GUIDELINES FOR PARTICIPANTS

- **Resident Limit** Each resident is allowed a maximum of 3 banker's boxes. Proof of residency is required.
- **Item Restrictions** Please do not mix large metal or plastic items with paper. Staples are acceptable.
- **Viewing Opportunity** The Shred-It truck is equipped with a viewing window! We encourage participants to take a glance to ensure their materials are shredded.

*Questions? [info@broadlandshoa.com](mailto:info@broadlandshoa.com)*

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## Crossroads UMC EmpowerHer 5K

The EmpowerHer 5K on Saturday, April 25th welcomes everyone—women, men, families, and teams alike. Run, walk, or volunteer and be part of a meaningful day dedicated to supporting women in our community. Gather your friends, family members, or coworkers and show your support together. Every step you take and every helping hand you offer helps empower women and create lasting impact.



Proceeds from this race will support initiatives of Crossroads UMC that help women both locally and across the globe. Such programs include building homes for single mothers in Guatemala, leading small groups for women at the Loudoun County Adult Detention Center, educating young women in Uganda, working with women at the local homeless shelter, and more.



## Saint Theresa Church's Donut Sundays Are Back!

Please join us at Saint Theresa's Catholic Church for Donut Sunday on April 12th following the 7:30am, 8:45am and 10:30am masses. Donut Sunday will be held in Saint Theresa's Church Cafeteria located at 21371 St. Theresa Lane here in Ashburn.

They will be serving Dunkin Donuts, coffee, apple juice, orange juice, water, a variety of muffins, fruit (strawberries, other berries and bananas), croissants, a variety of meats & cheeses, bagels & cream cheese, yogurt parfaits, boiled Eggs and much more.

If you have questions, please contact: Angela Haberland at [angela.haberland@gmail.com](mailto:angela.haberland@gmail.com).



## Be Our Guest, Be Our Guest!

*Eagle Ridge Drama is excited to present our spring musical, Beauty and the Beast Jr! Please join us in May on the following dates and times:*

Friday, May 15th at 7:00pm  
 Saturday, May 16th at 2:00pm  
 Saturday, May 16th at 7:00pm  
 Sunday, May 17th at 2:00pm



Tickets will be made available closer to our show dates! Until then, please feel free to check out our ERMS Drama website.

## 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-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 is collected on Mondays from March 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](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 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.

# 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
March 25th .....	April 1st
April 8th .....	April 15th
April 29th .....	May 6th
May 13th .....	May 20th
May 27th .....	June 3rd
June 10th .....	June 17th

*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

### Understanding the Violation Process

Receiving a notice of noncompliance from the HOA is never pleasant, but it's important to understand that it is not a personal judgment. Exterior inspections are routine in HOA communities like Broadlands, aimed at maintaining the neighborhood's appearance and long-term value. Here, we address common misconceptions and clarify the facts.

#### MISCONCEPTION VS. FACT

##### Misconception: HOA Inspections Are Just About Control

**Fact:** In Broadlands, inspections help maintain the community's appearance and character. The governing documents outline shared responsibilities, ensuring standards are applied fairly and consistently.

##### Misconception: Inspectors Are Just Looking for Something to Write Up

**Fact:** The aim is not to penalize but to identify maintenance needs early. Most cases start with a friendly reminder or email. Notices draw attention to issues that homeowners may overlook or postpone addressing.

##### Misconception: Receiving a Notice Means I'm Being Singled Out

**Fact:** Inspections follow consistent standards applied to all homes, ensuring compliance with safety and regulatory guidelines. Every property is evaluated based on the same criteria to promote fairness. Receiving a notice reflects observations from the inspection process, not targeting.

##### Misconception: Once I Get a Notice, I'll Be on a Watchlist Forever

**Fact:** There is no watchlist. A notice addresses current observations; once resolved, the issue is usually closed without lingering records.

##### Misconception: If I Ignore the Notice, It Will Go Away

**Fact:** Ignoring notices can lead to further enforcement actions and potential violation fees. Promptly addressing issues prevents them from escalating into larger problems.

#### Finally, Did You Know?

The goal of inspections is compliance, not punishment. HOA rules protect property values rather than targeting individuals. Homeowners may request additional time if needed to address notices. Board and Committee members also reside in the Broadlands and adhere to the same rules.

For more information on how our violation process works, please contact the Covenants team at 703-520-9903.

# 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

# 2026 Virginia Department of Transportation (VDOT) Repaving Plan

Source: Supervisor Sylvia Glass' Office

VDOT has released its list of streets that will be resurfaced in 2026, which includes several Broadlands streets. The exact dates for the road work are unknown at this time, as they are dependent on weather and contractor schedules, but projects typically begin in April and are completed by October.

Not all Broadlands streets will be repaved at the exact same time; work will occur on a rolling basis over several weeks. If you need to drive during that time, you may need to park your vehicle on a neighboring street that is not being repaved while your street undergoes repaving, which may be a day or two, depending on its length. Signs will be posted a few days before work begins to notify residents, and all repaving will take place during daytime hours.

On neighborhood connector roads, such as Chickacoan Trail Drive and Vestals Gap Drive, drivers will still be permitted to travel through, but must follow all directions from road crews. All drivers should use caution when traveling through active work zones. *VDOT's repaving map can be viewed at [VirginiaRoads.org/maps/4f18292efb124590ac3139887ab1e752](https://VirginiaRoads.org/maps/4f18292efb124590ac3139887ab1e752).*

## The Following Broadlands Public Streets Are Scheduled to Be Repaved:



Arbor Glen Court, Autumn Harvest Court, Avens Court, Awbrey Place, Bluestone Court, Cattail Meadows Place, Cedar Springs Court, Chickacoan Trail Drive, Ellzey Drive, Fernbrook Court, Gatehouse Way, Gentle Heights Court, Golden

Autumn Place, Goodwin Court, Hearthstone Court, Hidden Pond Place, Lefevre Inn Drive, Marsh Creek Drive, Meadow Field Court, Meander Crossing Court, Midsummer Way, Moss Landing Court, Oatyer Court, Old Wood Way, Reynwood Place, Riverstone Court, Schoolhouse Court, Small Branch Place, Songbird Court, Spring Morning Court, Springwell Drive, Thornhill Place, Tithables Circle, Vestry Court, Vestals Gap Drive, White Post Way, and Woodspice Court.



## New "No Parking" Signs Along Demott Drive



I am excited to announce that at my request and the request of the Broadlands HOA Board, VDOT has installed new "No Parking" signs along the right turn lane of northbound Demott Drive near the Wetlands Preservation Area. These signs are intended to discourage trucks from parking in this location to improve visibility at the existing crosswalk. I appreciate the Broadlands HOA for bringing this concern to my attention and helping move this solution forward. If you observe trucks continuing to park in this area, please contact the Loudoun County Sheriff's Office non-emergency number at 703-777-1021.

*Please contact the Broad Run office if you have any questions or comments by visiting my webpage at [Loudoun.gov/BroadRun](https://Loudoun.gov/BroadRun), by calling the office at 703-771-5088, or emailing me at [Sylvia.Glass@Loudoun.gov](mailto:Sylvia.Glass@Loudoun.gov).*



*Women Giving Back's mission is to support women and children in crisis on a first step to stability by providing quality clothing at no cost, assisted by a caring and committed community.*



## DONATE MARCH 16—APRIL 25

**During March and April, donations may be dropped off at the Southern Walk Pool entrance, or at any of the other Ashburn Cares locations listed on [Broadlandshoa.org/Outreach](http://Broadlandshoa.org/Outreach).**

### GUIDELINES



#### MOST NEEDED ITEMS

- ✓ Children's Shoes (all sizes)
- ✓ Children's Clothing (infant to teen boys)
- ✓ Women's Shoes (especially sizes 5-7)
- ✓ Women's Clothing (XS & XXL+ (sizes 22-30))
- ✓ Women's Pajamas
- ✓ Maternity Wear
- ✓ Diapers (sizes 4)
- ✓ Baby Wipes



[BROADLANDSHOA.ORG/OUTREACH](http://BROADLANDSHOA.ORG/OUTREACH)

- Full List of Drop-off Locations
- Link to Purchase from [amazon List](#)

*In the interest of the health/safety of the families we serve, we cannot accept used socks, underwear, swimsuits, hosiery, and bath robes; household goods; opened diapers, toiletries and makeup; nor baby gear of any kind (e.g., stuffed animals, play structures, strollers, car seats)*

**For full details on how you can help, please visit [womengivingback.org](http://womengivingback.org)**



#### ITEMS WE ACCEPT

- ✓ Casual Clothing
- ✓ Professional Clothing
- ✓ Shoes (like new)
- ✓ Maternity Clothing
- ✓ Pajamas
- ✓ Athletic Wear
- ✓ Evening Attire
- ✓ Socks (new only)
- ✓ Underwear (new only)
- ✓ Bras (like new)
- ✓ Coats + Jackets
- ✓ Purses / Bags / Backpacks
- ✓ Jewelry
- ✓ Scarves
- ✓ Medical Scrubs
- ✓ Diapers (sizes 5+6)
- ✓ Baby Wipes
- ✓ New Unopened Makeup + Toiletries

**Women Giving Back, Inc. is a 501©3 non-profit. Federal Tax ID # 32-0464606**

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PAJAMA  
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NIGHT  
MAY 1, 2026

BROADLANDS COMMUNITY CENTER  
43004 WAXPOOL RD

COME AS YOU ARE - PAJAMAS,  
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DOORS OPEN AT 6:00PM  
GAME STARTS AT 6:30PM



**EACH ATTENDEE MUST PURCHASE A TICKET**

\$7 GAME ENTRY INCLUDES A SLICE OF PIZZA,  
A BEVERAGE, AND 10 ROUNDS OF BINGO!

VOLUNTEERS NEEDED! SCAN THE QR CODE TO SIGN UP

ONLINE REGISTRATION:

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

BROADLANDS RESIDENTS AND THEIR GUESTS ONLY

**NO REFUNDS**

# Rediscovering Yourself: How Moms Can Regain Their Identity After Kids Leave Home

## *Embracing Change and Finding Fulfillment in the Empty*

By: Carol Williams-Nickelson, PsyD, Licensed Clinical Psychologist, Clarity Psychological Services

For many mothers, the process of raising children is an all-encompassing journey that is fueled by unconditional love, care, concern, dedication, and purpose. When kids leave home for college, job training, or a career, it marks a significant milestone—not only for the young adult, but also for the moms who have devoted years to raising their children. The transition to an empty nest can feel bittersweet, eliciting emotions that range from pride and excitement to loneliness and uncertainty. Most importantly, it presents an opportunity for mothers to rediscover and reclaim their own identity outside the role of being a parent.

### **Understanding the Empty Nest Experience**

The feeling of loss or emptiness after children leave home is normal and common. During the years of child-rearing, many moms put their own aspirations, hobbies, and interests on hold. Daily routines, school activities, and family responsibilities often take priority. Leading one's child to healthy independence is the job of parenting. When the last child leaves home, and one of mom's most demanding parts of the job is complete, it can result in questioning, "Who am I now?" Recognizing this as a new chapter, rather than an ending, aids in the process of regaining a sense of self.

### **Embracing Personal Interests and Passions**

Moms sometimes forget about the things they once loved and that produced a sense of satisfaction and self-efficacy. One of the most effective ways to rediscover one's identity is by reconnecting with personal interests and passions. Whether it is revisiting a favorite hobby, exploring new activities, or pursuing creative outlets, moms can find fulfillment in pursuing their curiosities and learning what sparks excitement. Moms can consider enrolling in art classes, joining a book club, learning a musical instrument, or taking up gardening. Exploring new interests not only inspires happiness, but also fosters personal growth and self-confidence.

### **Investing in Friendships and Social Connections**

During the busy parenting years, friendships may take a backseat to family obligations. Or, friendships may have been formed out of convenience, such as meeting up with the moms of your children's peers at school events, birthday parties, or sports practices and games. As children grow older and their interests move in different directions than their peers, the adult friends that moms established by proximity may naturally dismantle. The empty nest phase is an ideal time to rekindle old friendships and build new ones based on who you are and what you like, rather than predicated on your child's life stages and networks. Joining community groups, volunteering, or participating

in local events can open doors to meaningful connections. Spending time with those who have similar interests, values and beliefs provides emotional support, reduces feelings of isolation, and helps moms rediscover aspects of their identity that thrive within a community.

### **Focusing on Career and Personal Development**

For some moms, the departure of children offers a chance to refocus on career ambitions or explore new professional opportunities. Whether returning to work, pursuing further education, or starting a new business, this phase can be a catalyst for personal and professional growth. Establishing new goals and embracing challenges can renew motivation and a sense of purpose beyond one's immediate family.

### **Prioritizing Self-Care and Wellness**

Self-care is essential for physical, emotional, and mental well-being. It is common for moms to postpone or put their needs last while caring for their families. Now is the time to refocus on health, whether through regular exercise, mindfulness practices, or enjoying quiet moments of reflection. Taking care of oneself cultivates resilience and a positive mindset, which helps moms feel empowered when deciding what the future will look like.

### **Strengthening Family Relationships in New Ways**

While children may have moved out, maintaining strong family bonds remains important and is healthy. The relationship between moms and their young adult children evolves, shifting from daily caretaking to offering guidance and companionship when needed (and when invited). Embracing new ways of connecting—through regular phone calls, visits, or shared activities—can enhance the lives of both mothers and their children.

### **Embracing the Journey Forward**

Regaining one's identity after children leave home is not about replacing the role of motherhood, but expanding it. It is about honoring the years spent rediscovering yourself nurturing others and now focusing on one's own needs. By exploring new interests, revitalizing and building relationships, prioritizing self-care, and considering new opportunities, moms can reignite their passions and purpose. The empty nest is not an end—it is a new beginning filled with possibilities, growth, self-discovery, and a different kind of relationship with adult children.

*Clarity Psychological Services is forming a Group for Moms Approaching or Experiencing an Empty Nest. Please contact us at: [info@claritypsychological.com](mailto:info@claritypsychological.com) if you are interested in learning more about joining this group.*



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# Broadlands Area Clubs and Groups

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

## ASHBURN JUGGLERS

The Ashburn Juggling Society meets monthly. Meetings are open to jugglers of all skill levels and ages. We can teach anyone! For more info about meeting dates, locations and times, visit [ashburnjuggling.wixsite.com/site](http://ashburnjuggling.wixsite.com/site). Questions? email [info@ashburnjuggling.club](mailto: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](mailto:vpm-703053@toastmastersclubs.org) or visit our website at [ashburn.toastmastersclubs.org](http://ashburn.toastmastersclubs.org). No holiday meetings.

## 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](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. *This month's Events Committee will meet on April 8th.* 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 Concerts will be held on August 7th, September 4th and October 2nd. To ensure these concerts are a success, the Committee relies greatly on volunteers. For volunteer opportunities, reach out to Jason at [BroadlandsLive@broadlandshoa.com](mailto: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](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](http://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 information, please contact [momsclub.ashburn@gmail.com](mailto: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](http://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](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).

## Election Officers Needed

Elections are powered by people like you! Make an impact by becoming a poll worker today. Election officers are needed in **YOUR** area. All training is provided, and Election Officers are compensated for your time. This is the perfect chance to give back to your local community! For more information, visit our website, [www.loudoun.gov/156/Adults-Officers-of-Election](http://www.loudoun.gov/156/Adults-Officers-of-Election) or scan the QR code.





**RAIN  
OR  
SHINE**

*Broadlands*

# YARD SALE

**SATURDAY, MAY 2 8AM-2PM  
THROUGHOUT BROADLANDS**

**If you would like to participate, complete the Yard Sale Submission Form on the website at <https://broadlandshoa.org/yard-sale/>**

**Check out the list of participants to see what's for sale and view the Community Map to find each location at [broadlandshoa.org/yard-sale](https://broadlandshoa.org/yard-sale)**

**Shred Event at the Community Center  
-See newsletter and website for details-**



# BROADLANDS

## WELLNESS

## FAIR

SATURDAY, MAY 16  
9 A.M. TO 1 P.M.  
HOA ADMINISTRATIVE  
OFFICES LAWN

FITNESS CLASSES FOR ALL AGES

RELAXATION TECHNIQUES

EXPERT GUIDANCE FROM CERTIFIED PROFESSIONALS

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**DON'T SWEAT IT:  
JUST SHOW UP AND GLOW UP!**



# Door Kick Challenge Or Ding Dong Ditching

Submitted By: The Loudoun County Sheriff's Office

## When a "Prank" Becomes a Safety Risk

Communities across Loudoun County have recently experienced incidents involving individuals kicking or pounding on front doors before running away. Some people refer to this behavior as the "Door Kick Challenge" or "Ding Dong Ditching," but what may seem like a prank creates a real safety concern.

Many of these incidents have generated 911 calls from residents who believed someone was attempting to force entry into their home. When a person suddenly strikes a front door, especially while wearing a mask or face covering, the people inside have no way of knowing who is outside or what their intentions may be. That uncertainty can escalate quickly.

For most homeowners, their house is the place where they feel safest. Loud banging or kicking at the front entrance can be alarming, disruptive, and cause property damage. In many cases, it makes residents believe they are facing a genuine threat.

Situations like this can escalate rapidly when someone inside the home fears for their safety. In moments of fear and confusion, people may react in ways that can have serious and irreversible consequences.

Because of this uncertainty, many of these incidents result in 911 calls. Deputies respond to determine what is happening and ensure everyone involved is safe.

What may seem like a harmless prank among friends can have real consequences. Striking a home's entrance can damage property, frighten neighbors, and potentially result in criminal charges.

Families can help by talking about the risks and consequences associated with this behavior. Helping young people understand how their actions affect others plays an important role in maintaining safe and respectful neighborhoods.

Homeowners should also know how to respond if this occurs at their residence. If someone is pounding on or kicking your front door, do not open it or attempt to confront the individuals outside. Instead, call 911 and allow deputies to handle the situation safely.

For additional safety information and updates from the Loudoun County Sheriff's Office, residents can visit the LCSO website and explore the Crime Dashboard to stay informed about activity in their community, [sheriff.loudoun.gov/crimedashboard](http://sheriff.loudoun.gov/crimedashboard).

## 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
---------------------------------------	--------------

#### 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

## 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, located just minutes from Broadlands, 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](http://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

### CLEANING SERVICES:

Maria's Star Residential Cleaning servicing Loudoun and Fairfax counties for over 30 years with a small, dedicated team. Offering competitive rates and great references. Call Maria for a free estimate: (703)687-7628. Biweekly and monthly..

### 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](http://mownomova.com).

## MARKETPLACE/PROFESSIONAL SERVICES

### MARY KAY:

RENEW YOUR SKIN FOR SPRING Celebrate new beginnings with Mary Kay Clinical Solutions® Retinol 0.5. This dermatologist-recommended product improves the look of fine lines and uneven skin tone, helping your skin look fresher and younger. For a complimentary skincare session or samples, contact Deborah Leben at 703-217-4583 or [deborahlebenmk@gmail.com](mailto:deborahlebenmk@gmail.com). [www.marykay.com/dleben](http://www.marykay.com/dleben) For a complimentary skincare session or samples, contact Deborah Leben at 703-217-4583, [deborahlebenmk@gmail.com](mailto:deborahlebenmk@gmail.com) or visit [marykay.com/dleben](http://marykay.com/dleben).

## REAL ESTATE

### PRIVATE OFFICES FOR RENT:

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

## Van Metre 5K Run and 1 Mile Fun Run

**April 11th, 2026 at 8:00am**  
**Starting and Ending at Broadlands Marketplace**

The 34th Annual Van Metre 5K Run will take place on Saturday, April 11th. Register to run, walk, or sponsor to help create a ripple of change for babies with special hearts. 100% of proceeds go directly to Children's National. *It's more than just a race; it's a chance to make a difference.*

The race will take place on Saturday, April 11th at 8:30am. The 1-Mile Fun Run starts at 8:35am. The race begins at the Broadlands Marketplace: 43170 Southern Walk Plaza.

For more details and to register, visit [vanmetre5krun.org](http://vanmetre5krun.org) or on social media at [@VM5KRUN](https://twitter.com/VM5KRUN).

## Ashburn Volunteer Fire & Rescue News

**Pancake Breakfast at Station 6 (20688 Ashburn Rd) Dates: April 12th, June 4th, October 11th, December 13th**

Come out and support the AVFRD and enjoy a delicious stack of pancakes, scrambled eggs, bacon, sausage, hash browns, juice, tea and coffee! Tickets are available at the door and prices are:

Adults - \$12

Seniors 62+ - \$10

Children Ages 3-11 years old - \$6

Under 3 years old - Free

### Founders Hall

Looking for a place to hold an event, wedding, meeting or your next meeting? The Founders Hall is available. With space for 160 people, modern amenities and simple rental terms, Founders Hall is the right choice for your event – big or small. Accessible, friendly, and fun for your friends, family, and more. Visit <https://founders-hall.com/> for more information.



## Broadlands Community Info

### BROADLANDS ASSOCIATION, INC. ADMINISTRATIVE OFFICE:

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

**Website:** [broadlandshoa.org](http://broadlandshoa.org)

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

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

[fsresidential.com](http://fsresidential.com) ♦ [ar.help@fsresidential.com](mailto: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](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 and Resale 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:** Eric Bazerghi ♦ [eric@thehouse.net](mailto:eric@thehouse.net), 571-207-6505

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

**Secretary/Treasurer:** Robert Webb ♦ [rew222@gmail.com](mailto:rew222@gmail.com), 410-245-2632

**Directors:**

Sean Burgess ♦ 240-397-0697

Andre Deazle ♦ 646-729-5973

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](mailto:broadlandslive@broadlandshoa.com)

**Conservation Landscaping Committee:** Jennifer Crane ♦

[BroadlandsWildlifeHabitats@gmail.com](mailto:BroadlandsWildlifeHabitats@gmail.com)

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

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

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

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

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

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# BROADLANDS

## Newsletter Advertising Rates and Sizes

### COLOR DISPLAY ADS

Size & Location • Rates are per issue

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

#### INSIDE PLACEMENTS:

	PRICE Month to Month	PRICE 6+ Months Prepaid Discount	PRICE 12+ Months Prepaid Discount
• Eighth Page (3.75" wide x 2.41" tall) .....	\$125	\$100	\$75
• Quarter Page (3.75" wide x 5.00" tall) .....	\$225	\$215	\$200
• Half Page .....	\$430	\$400	\$375
Horizontal: 7.66" wide x 5.00" tall			
Vertical: 3.75" wide x 10.16" tall			
• Full Page .....	\$1000	\$900	\$850
7.66" wide x 10.16" tall			

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

• Quarter Page (3.75" wide x 5.00" tall) .....	\$250	\$225	\$210
• Half Page .....	\$450	\$425	\$400
Horizontal: 7.66" wide x 5.00" tall			
Vertical: 3.75" wide x 10.16" tall			
• Full Page .....	\$1050	\$950	\$900
7.66" wide x 10.16" tall			

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

• Quarter Page Horizontal Banner .....	\$275	\$250	\$240
7.66" wide x 2.75" tall			
• Quarter Page (3.75" wide x 5.00" tall) .....	\$275	\$250	\$240
• Half Page .....	\$475	\$455	\$435
Horizontal: 7.66" wide x 5.00" tall			
• Full Page .....	\$1050	\$950	\$900
7.66" wide x 7.50" tall or 8.50" wide x 8.25" tall			

### SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

- For inquiries, please contact Jeff Walter via email at [jwalter@e-gcg.com](mailto:jwalter@e-gcg.com) or 703-818-2700. You may also visit [broadlandshoa.org/newsletter](http://broadlandshoa.org/newsletter).
- Email camera ready ad in PDF format to [jwalter@e-gcg.com](mailto:jwalter@e-gcg.com). Ad must be in the specs shown above.
- Make payment on our website by clicking on the Buy Now button to use a credit card or your Paypal account. Checks should be made payable and mailed to Broadlands Association, Inc.
- Ad, Payment and Insertion Order Form are DUE by the 1st of the month prior to the month of publication to guarantee insertion. Example: Total submission requirements due January 1st for placement in February's issue.
- Newsletter is printed in full color. Rates shown are monthly. No cancellations after the initial deadline are permitted.





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## Enter the 2026 Loudoun Arbor Day Photo Contest: "Trees that Give"

The annual Loudoun County Arbor Day photo contest is underway. This year's theme is "Trees that Give." Photos of trees that provide for their environment, whether it's a tree that offers shade on a sunny afternoon or fruit for animals to eat, are encouraged. Photos will be accepted through Wednesday, April 8, 2026. Winning photos and honorable mentions will be announced at the Loudoun County Arbor Day Celebration scheduled for Saturday, April 25, 2026, at 11:30 a.m. at the Middleburg Agricultural Research and Extension Center, 5527 Sullivans Mill Road in Middleburg.

Entries must be:

- A photo of a single tree or group of trees located in Loudoun County
- Original photos taken by the entrant.
- Digital and submitted through this online form, high resolution photos are encouraged. Only two entries are allowed per person or group.

Entrants are asked to provide a brief explanation of the photo and how it fits the theme. For more information about the photo contest or the in-person Arbor Day Celebration, visit [loudoun.gov/trees](http://loudoun.gov/trees).

# BROADLANDS

21907 Claiborne Parkway  
Broadlands, VA 20148



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