

MAY 2026

BROADLANDS

Our Neck of the Woods

Official Newsletter of the Broadlands Homeowners Association

It's Pool Season!

- The Annual Meeting of the Membership is on May 5th. See page 5 for more information
- Pools Open Saturday, May 23rd! See page 9
- Pajama Bingo Night is on May 1st. See page 6 for more information



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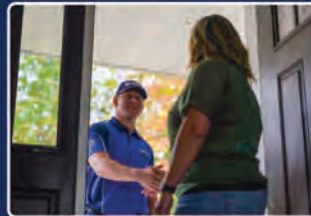
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BROADLANDS



Board of Directors Upcoming Meeting

Tuesday, May 12th - 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 April 14th Virtual Meeting Highlights

- Approved the minutes of the March 10, 2026 Board Meeting
- Discussed a request for Children at Play signage on Huntsman Square
- Discussed a request for signage or cameras at Baker Square Park
- Discussed a request for signage or cameras at Harvest Green trash enclosure
- Discussed a request regarding private mailbox maintenance
- Discussed a Free Little Library donation
- Reviewed Committee, Staff, and Financial Reports
- Approved the Aquatic Facilities Use Agreement with Machine Aquatics for use of the pool
- Approved the Aquatic Facilities Use Agreement with National Capital Swim Club for use of the pool
- Approved the Aquatic Facilities Use Agreement with ODSL for use of the pool
- Approved the Aquatic Facilities Use Agreement with Pava Swim Club for use of the pool
- Approved the revised Design Guidelines for Landscaping, Grading, and Drainage

BOD meeting highlights continued on page 5

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MAY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
 <p>EQUAL HOUSING OPPORTUNITY</p>					<p>1</p> <p>May Day</p> <p>Pajama Bingo 6:30 pm (doors open at 6:00pm) - CC</p>	<p>2</p> <p>Kentucky Derby</p> <p>Community Yard Sale 8:00am-2:00pm. Sale occurs throughout the community</p> <p>Shredding Event 10:00am - CC</p>
<p>3</p> <p>World Laughter Day</p>	<p>4</p> <p>International Firefighter's Day</p> <p>Star Wars Day</p>	<p>5</p> <p>Cinco de Mayo</p> <p>National Teacher's Day</p> <p>Annual Meeting of Membership 7:00pm - CH or virtual</p>	<p>6</p> <p>National Nurse's Day</p> <p>Modification Subcommittee Meeting 7:00pm - Virtual</p>	<p>7</p>	<p>8</p> <p>Military Spouse Appreciation Day</p> <p>Newsletter Submissions Due - 12:00pm</p>	<p>9</p> <p>World Migratory Bird Day</p>
<p>10</p> <p>Happy Mother's Day</p>	<p>11</p>	<p>12</p> <p>HOA Board Meeting 6:00pm - CH or virtual</p>	<p>13</p> <p>Modification Subcommittee Submissions Due 12:00pm</p> <p>Events Committee Meeting 8:00pm - Virtual</p>	<p>14</p>	<p>15</p> <p>Bike To Work Day</p>	<p>16</p> <p>Armed Forces Day</p> <p>Wellness Fair 9:00am - AO</p>
<p>17</p>	<p>18</p> <p>International Museum Day</p>	<p>19</p>	<p>20</p> <p>National Rescue Dog Day</p> <p>World Bee Day</p> <p>Modification Subcommittee Meeting 7:00pm - Virtual</p>	<p>21</p>	<p>22</p>	<p>23</p> <p>World Turtle Day</p> <p>POOLS OPEN!!!</p>
<p>24</p> <p>31</p>	<p>25</p> <p>Memorial Day</p> <p>HOA Offices Closed for Memorial Day</p>	<p>26</p>	<p>27</p> <p>Modification Subcommittee Submissions Due 12:00pm</p>	<p>28</p> <p>National Burger Day</p>	<p>29</p>	<p>30</p> <p>World MS Day</p>

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

Annual Meeting of the Membership

Tuesday, May 5 | 7:00pm

Mark your calendar! The Annual Meeting of the Membership will take place on Tuesday, May 5th at 7:00pm. This important annual meeting is required by the Bylaws of Broadlands Association, Inc. and provides members with the opportunity to elect Directors to the Board.

New this year: Members may attend either in person or virtually, making participation easier than ever.

- In person: Clubhouse, 43360 Rickenbacker Square
- Virtual: Join via Zoom — the link is available at broadlandshoa.org/annual-meeting

Official meeting notices were mailed to all members via USPS in April.

Quorum Matters

To conduct business, we must meet quorum. This requires participation from at least 10% of the total votes in the Association, either in person or by proxy. Even if you can't attend, submitting a proxy helps ensure the meeting can move forward, saving time and money for the membership.

Board of Directors Election

Three Board seats are open, each for a three-year term. We received nominating forms and petitions from the following five candidates:

- Shashi Aadipudi
- Malia Amjed Ahmad
- Eric Bazerghi
- Andre Deazle
- Michelle Frank

Candidate bios can be found on pages 14-18 of this newsletter.

Why the Board Matters

Serving on the Board of Directors is a meaningful way to shape the future of our community. Board members are responsible for:

- Maintaining and enhancing common areas
- Hiring and overseeing Association personnel
- Managing assessments, budgets, and finances
- Enforcing governing documents
- Adopting and amending rules and regulations
- Securing insurance coverage
- Engaging and supervising the managing agent
- Making decisions that protect property values and quality of life

A complete list of Board powers and duties is outlined in the Association's Bylaws.

Board Structure & Eligibility

The Board consists of nine members, each serving staggered three-year terms. Eligible candidates include:

- Property owners or their spouses
- Officers, trustees, general partners, or agents of an owner

- The Declarant or its designee
- A mortgagee or its designee

Please note: Individuals must not be more than 60 days delinquent in financial obligations to the Association to be eligible to serve.

Easy Online Voting

Since 2015, the Association has partnered with The Inspectors of Election (TIE) to offer secure online voting, significantly increasing participation.

If you cannot attend the meeting, please visit www.tieivote.com to submit your proxy using the unique username and password included in your mailed notice. You may:

- Submit a proxy for quorum purposes only, or
- Cast votes for up to three candidates

Need Help?

Contact The Inspectors of Election at 888-211-5332 or email info@tieivote.com.

Whether attending in person or online, voting online, or submitting a proxy, your participation helps ensure a successful meeting and a strong future for Broadlands. We hope to see you there!

Sarah

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

BOD meeting highlights continued from page 3

- Approved the revised Design Guidelines for Lighting
- Approved the revised Design Guidelines for Entry Doors, Garage Doors, and Storm Doors
- Approved a request from mb LoGistics, LLC for hosting a mini-triathlon
- Approved a request from mb LoGistics, LLC for hosting an adult triathlon
- Approved the relocation of a bench by Outdoor Structures
- Approved the proposal from Montgomery Shade and Awning, LTD for the Summerbrooke Pool
- Held hearings and assessed charges for outstanding violations
- Reviewed delinquencies and the status of accounts in collections
- Discussed the dissolution of Southern Walk HOA
- Discussed compensation for seasonal employees

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.

BROADLANDS
PAJAMA
BINGO
NIGHT
MAY 1, 2026

BROADLANDS COMMUNITY CENTER
43004 WAXPOOL RD

COME AS YOU ARE - PAJAMAS,
SLIPPERS AND ALL!



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

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 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.

To registration, visit firstserviceresidential.myeventcenter.com/event/Trivia-Night-119800.

We look forward to seeing you there!

Broadlands Piranhas 2026 Season Swim Meet Dates

Saturday, June 6th – time trials

Wednesday, June 17th – HOME meet

The Southern Walk Pool will close at 4:00pm

Saturday, June 20th – HOME meet

Saturday, June 27th – HOME meet

Wednesday, July 1st – HOME meet

The Southern Walk Pool will close at 4:00pm

Saturday, July 18th – HOME meet

Saturday, July 18th – End of Season Party

The Southern Walk Pool will close at 4:00pm

The Southern Walk Pool will open on time for all Saturday meets. However, the swim meets may overlap opening at 12:00pm. In the event of this occurrence, residents may use the shallow/deep ends of the pool until the swim team events are complete.

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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

Quality You See, Installation You Trust.



(703) 532-0184

Pools Open Saturday, May 23rd!

Have you set up your virtual pool passes?

Pools Registration

If you've registered for your virtual pool passes in prior seasons, you're all set. If not, please visit broadlandshoa.org/pool or scan the QR code and follow the instructions to set up virtual passes for your household. Registration is a one-time process, and your passes stay active unless your residency changes.



Additional Information

Guest Visits: Each year, your household account will receive 10 free guest visits. Additional 10-visit passes can be purchased at broadlandshoa.org/pool. Unused visits don't roll over. *Each member may bring up to 2 guests, with a maximum of 6 guests per household at one time.*

Tenants: You need a current Absentee Owner Statement (AOS) and lease on file with the HOA before registering. Please visit broadlandshoa.org/tenant for more information.

Apartments: The Arbors and Van Metre Apartments tenants must purchase a household pool membership before registering at broadlandshoa.org/pool.

Hours, Rules & Closings: Visit broadlandshoa.org/pool for information.

Questions? Email pools@broadlandshoa.com or call 703-729-9704 and press 4.

Pool Hours During School May 23 – June 12

SUMMERBROOKE – 21580 Demott Drive Drive – 703-724-9818

Saturday – Sunday: 10:00am – 8:00pm

Monday – Friday: 10:00am – 8:00pm

Memorial Day – Monday (May 25): 10:00am – 8:00pm

COMMUNITY – 43008 Waxpool Road – 703-724-7830

Saturday – Sunday: 11:00am – 8:00pm

Monday – Friday: CLOSED

Memorial Day – Monday (May 25): 11:00am – 8:00pm

SOUTHERN WALK – 43081 Village Drive – 571-223-1331

Saturday – Sunday: 12:00pm – 8:00pm

Monday – Friday: 4:00pm – 8:00pm

Memorial Day – Monday (May 25): 12:00pm – 8:00pm

Float Nights Will Be Held Thursdays at the Southern Walk Pool on:

June 4th, June 18th

July 2nd, July 16th, July 30th

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 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.*



Broadlands

**RAIN
OR
SHINE**

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

**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

HEALTHY FOOD & DRINKS + NUTRITIONIST ON-SITE

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



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
April 29th.....	May 6th
May 13th	May 20th
May 27th	June 3rd
June 10th.....	June 17th
June 24th	July 1st
July 8th	July 15th

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

Spring is the perfect time to freshen up your home and garden, and it's wonderful to see so many of you diving into your spring cleaning and maintenance projects! Everywhere you look, there's a flurry of activity with ladders reaching high, power washers buzzing, painters adding fresh coats, roofers hard at work, maintenance crews scurrying about, and lawn services busy at work. Your efforts are certainly paying off, making our community look vibrant and welcoming. As we enter the new season, we do have one more friendly reminder to keep in mind.

Starting May 1st, we will begin lawn and landscaping inspections. It seems the grass and weeds are already racing to grow, so please try to keep them in check. While it may be a bit demanding, regular mowing, edging, and trimming around beds and sidewalks, as well as removing dead bushes, trees, and any unwanted grass or weeds from your beds, makes an immense difference. If your summer plans include a vacation, be sure to arrange for someone to take care of your lawn. After all, as we like to say, "Your lawn does not go on vacation!" Keeping up with these tasks not only enhances the beauty of your individual property but also contributes to the overall charm of Broadlands. We truly appreciate your hard work and cooperation, which contribute significantly to making our community a wonderful place to live.

To support you in your efforts, please review the adjacent Home Checklist. We hope it will serve as a helpful tool throughout the summer, offering guidance for your home maintenance endeavors. Should you have questions or require assistance with any repairs, please do not hesitate to reach out to us via phone or email. We're here to help! Thank you once again for your dedication and for making Broadlands such a special community. Keep up the great work, and enjoy the beauty of the season!

For any questions or to request a repair extension, please contact us at covenants@broadlandshoa.com or suzanrodano@broadlandshoa.com, or call Suzan Rodano, Covenants Manager, 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



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.

Name **Shashi Aadipudi**

Address **42985 Ridgeway Dr**

Phone **(571) 919-7654**

Email **saadipudi@gmail.com**

Qualifications:

I have proudly called Broadlands home for 14 years and have served on the Southern Walk Board for the past 6 years — the last 3 as President.

During my tenure, I have delivered significant, tangible results for every homeowner, including:

- Reducing assessments by 75%, saving each home about \$750 by strategically using HOA reserves to cover Verizon services.
- Successfully transitioning Verizon services to the retail market with zero interruption for residents.
- Leading the legally complicated Southern Walk HOA dissolution process, which will be completed within the next several weeks.

Areas of Interest

Broadlands is a beautiful, established community that is now 25–30 years old. To remain one of the most desirable neighborhoods in the area — and to protect and enhance our property values — we must go beyond basic maintenance. I am committed to proactive re-beautification, smart upgrades, and modern efficiencies that will keep our homes attractive for years to come.

If Elected, My Priorities Include:

- Forming a Broadlands Beautification Committee of passionate homeowners to guide improvement projects and boost curb appeal.
- Exploring cost-saving technologies and operational efficiencies while modernizing aging infrastructure.
- Enhancing community services and amenities, including securing free bulk item pickup in the next trash removal contract.
- Promoting transparent communication and meaningful homeowner involvement in all major decisions.

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: Maliha Amjed Ahmad

ADDRESS: 42838 Dobson Court

PHONE(S): (708) 663-3313

EMAIL: maliha027@gmail.com

SIGNATURE: *Maliha Amjed Ahmad* **DATE:** March 26, 2026

QUALIFICATIONS: (Pertinent Biographical Information)

I am a Security Engineer and Program Manager with over 20 years of professional experience, currently working at Microsoft. Over the course of my career, I have developed strong skills in leadership, problem-solving, and strategic planning—qualities that I believe are essential for effective HOA governance. Since moving to Broadlands five years ago, I have become deeply invested in the community and all it offers. I have also held various volunteer roles, demonstrating my commitment to service and collaboration. In addition to my professional background and certifications, I bring creativity and attention to detail, with a passion for enhancing community spaces and fostering a welcoming neighborhood environment.

AREAS OF INTEREST:

(Why would you like to contribute your time to the community as a member of the Board?)

I am excited to contribute to Broadlands HOA Board because I am committed to maintaining and enhancing the quality of life in our community. Broadlands has so much to offer, and is really a thriving village for all families. As a resident, I value strong communication, transparency, and thoughtful decision-making that reflects the needs of all homeowners. Our community includes homes of varying sizes, attracting a variety of family in various phases of life. I bring strong organizational skills, attention to detail, and a collaborative mindset, along with a genuine interest in preserving our neighborhood’s beauty, safety, and sense of community. I am eager to listen, contribute, and work with fellow board members and residents to ensure Broadlands continues to be a welcoming and well-managed place to live.

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

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: Eric Bazerghi

ADDRESS: 43147 Arundell Ct, Broadlands, VA 20148

PHONE(S): 571-207-6505

EMAIL: eric@thehouse.net

SIGNATURE:  DATE: 03/25/2026

QUALIFICATIONS: (Pertinent Biographical Information)

I have been a resident of Broadlands for over 25 years and have served on multiple committees, as well as being a Board member. I believe that I am, and can continue to be, an active, fair and very vocal member of the Board, striving to keep our costs down, while continuing to provide a high level of quality services all residents expect from the Board and their HOA. I believe my years of experience will be an asset to the Board and HOA. I enjoy volunteering my time to help make our community an amazing place for all of us to live and enjoy and being a Board member is another way I can give back.

AREAS OF INTEREST:

(Why would you like to contribute your time to the community as a member of the Board?)

My family and I love Broadlands and strive to be involved in the community we have called our home for over 25 years. I'm interested in helping to keep our HOA costs down, while continuing to provide quality services, amenities and events that make our community unique, sought after and admired. I believe the role of the Board and HOA is to be an advocate for the residents they serve, and to work with residents for the benefit of the community as a whole. I am an Engineer and a founding member of the HOA Tech Committee. I hope you will give me the opportunity to serve and represent you as a member of the Broadlands HOA Board.

Return to: **Broadlands Association, Inc.**
21907 Claiborne Parkway
Broadlands, VA 20148
 Email Sarah@Broadlandshoa.com

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BROADLANDS

Association, Inc.

NOMINATING FORM 2026 BOARD OF DIRECTORS ELECTION

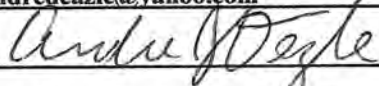
I wish to become a candidate for election to the Broadlands Association, Inc. Board of Directors. Please include my name on the BALLOT for this election.

PRINTED NAME: Andre Deazle

ADDRESS: 42956 Ellzey Drive

PHONE(S): (646) 729-5973

EMAIL: andredeazle@yahoo.com

SIGNATURE:  **DATE:** March 7, 2026

QUALIFICATIONS: (Pertinent Biographical Information)

Since moving to the Broadlands community in 2023, I have served as a Director on the Board, drawing on my prior experience as a five-year Board member in my previous community. I have worked in financial services for over 20 years and possess a broad understanding of financial matters. Beyond my strong financial acumen, I bring my perspective on residents' living experiences, opinions on financial decisions and resource allocations, and an ability to work with the HOA management team. I have enjoyed my time on the Board. My family — myself, my wife, and two children — continues to enjoy the people we've met, the relationships we've developed, the community's natural beauty, and the peace and calm it provides. I'm grateful for the opportunity to continue to share my opinions and participate in the lively discussions that help sustain this community's vibrant life. A little tidbit about me: I volunteer as a Head Coach for an in-house basketball team league where my team (my son is a member) won the championships the past two seasons, and I currently serve as the Head Coach of ERMS's 6th Grade Travel Basketball Team, which had an overall record of 10 wins and 3 losses this past season. Go Eagles!

AREAS OF INTEREST:

(Why would you like to contribute your time to the community as a member of the Board?)

As a member of the current Board, I have been dedicated to fulfilling the Board's mission through active participation in the decision-making process on matters affecting the lives of members within our community, understanding and discussing financial matters to safeguard the HOA's solvency, worked with the HOA's management company to ensure continuing compliance with evolving HOA laws, and cast votes in the long-term interests of community members. Taken together, I've approached these responsibilities with a sense of urgency and seriousness, fully understanding that failure in any of these facets will have major negative consequences to the way of life we all have come to enjoy. That said, I believe that I can still add value to the community as an active member of the Board of Directors. My interests lie in continuing to understand and address the complexities facing evolving communities such as ours and having a say in the discussions and decisions that help make this way of life possible.

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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: Michelle Frank

ADDRESS: 42843 Glyndebourne Court

PHONE(S): (703) 868-7937

EMAIL: mlfrank530@gmail.com

SIGNATURE: Michelle Frank **DATE:** March 27, 2026

QUALIFICATIONS: (Pertinent Biographical Information)

Having served on numerous State and Local committees and commissions, I have a deep understanding of the value of a thriving residential community and the impact of surrounding development on our quality of life and property value. With my experience in corporate communications, real estate, and as a business owner, I understand the importance of a well managed operation/budget and good communication with stakeholders (our residents). Recently I was a volunteer in the effort to dissolve the Southern Walk HOA.

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

As a 22+ year resident of the Broadlands, I have both a personal and professional interest in supporting the continued effort to maintain Broadlands as one of the best managed and sought after communities in Ashburn that offers exceptional recreational, natural, and community/social offerings to its residents.

I feel it is especially important, as the Southern Walk Sub HOA is dissolved, that there is a representative of the 1,000+ Southern Walks section residents on the main HOA Board to have input into how the excess Southern Walk funds will be used.

Return to: **Broadlands Association, Inc.**
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Broadlands Area Clubs and Groups

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

ASHBURN JUGGLERS

The Ashburn Juggling Society meets monthly. 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. 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.

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 May 13th.* 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 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.

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.

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 their 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 or scan the QR code.



Parenting Teens: A Local Psychologist's Guide to Staying Sane

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

Imagine the scene: You're idling in the school pickup line, heart full, ready to hear about the day. Your teenager climbs in, tosses their backpack like it's made of lead, and the "interrogation" begins.

You: "Hey! How was your day?"

Them: "Fine."

You: "How was the math test?"

Them: "I don't know."

You: "Anything interesting happen at lunch?"

Them: (Sighs, checking a phone) "No."

You: "Do you have a lot of homework tonight?"

Them: "Maybe."

The silence that follows is so heavy you could hang your coat on it. You wonder if you've been replaced by a stranger or what you did wrong. But then, a miracle occurs.

Your daughter looks up, eyes bright, and lovingly says the magic words: "Can we go to Starbucks?"

For your teenage son -- who hasn't done his chores after repeated requests -- he may suddenly need you to cook something, drive him somewhere, or help with something else. Once the connection or need is met, he might retreat again into monosyllables or grunts.

Welcome to what I call the Push-Pull Years -- a time when your teen alternates between wanting little to do with you and needing you all at once.

So, why is this happening, and are you a bad parent? Definitely not. Clinical research shows the adolescent brain is essentially a house under major renovation. The prefrontal cortex -- the part responsible for judgment, impulse control, and reading social cues -- is temporarily closed for construction and won't fully mature until the mid-twenties. Meanwhile, the amygdala -- the brain's emotional processing center -- is working overtime. Add in all of the demands in their lives -- shifting hormones, academics, after school activities, the friendship and social landscape and constant social media pressure, and it's no wonder they're exhausted and your exhausted.

With everything going on in their heads and lives, what feels to you like simple conversation can feel to them like a cross-examination. They're not necessarily being defiant; they're often just out of bandwidth.

As parents, we naturally long for the way things used to be -- the days of long talks, family dinners, hugs, and hearing "I love you" on repeat. But the secret to surviving the teen years isn't wishing for what was, it's meeting them where they are.

For your daughter: If she wants to go to Starbucks, take her. Agree on a budget if you need to, but remember—the "Pink Drink" isn't the point; your presence is.

For your son: If he starts talking while you're trying to watch the news or go to bed, give him ten minutes. If he's gaming, sit nearby for a bit without peppering him with questions.

And don't take car time for granted. I often tell parents to stop complaining about being their teen's chauffeur—it's a short-term gig with an expiration date. When you're driving and they're sitting beside you (or behind you with friends), you're a fly on the wall. Teens often find direct eye contact intimidating; side-by-side interactions lower their guard. You'll learn more in one twenty-minute drive than through a week of formal check-ins.

How to Support Them (and Save Your Sanity)

- **Don't take the bait.** When they're sharp or snarky, remember -- the brain is under construction. Take a breath. Don't let their emotional dysregulation trigger yours.
- **Value parallel moments.** Sometimes sitting in the same room -- each on your own device or reading -- is a quiet win. It's about being near each other, not always doing together.
- **Be the safe harbor.** Let them know you're there when they're ready to talk, but don't force the door open. When they finally do talk, listen more and lecture less.
- **Celebrate the bright spots.** When they light up for a Starbucks, Chick-fil-A, or Chipotle run -- or share a random joke -- pause what you're doing if you can. Those fleeting moments are their invitations in.

Parenting a teenager is a wild, exhausting, and beautiful ride -- a season of letting go while holding on tight. You're likely doing better than you think. And even if they'd rather die than admit it in public, you're still the most important person in their world.

"Teenagers are like cats. They come to you when they want attention, disappear when they don't, and secretly love you the whole time." — Anonymous



Grilling Safety

Provided By: Loudoun County Fire and Rescue

Fire in the grill is a welcome sight at the family cookout but fire anywhere else can make your summer barbecue memorable for all the wrong reasons.

Follow these tips to stay safe during grilling season:

- Only use propane & charcoal BBQ grills outdoors.
- Keep grills at least 15ft away from any structure and away from flammable materials.
- Regularly clean grease or fat buildup from the grill and grease trap.
- Never leave your grill unattended.
- Keep children and pets away from the grill area.
- It is unlawful to operate an open flame grill, hibachi, gas grill, manufactured fireplace or portable fire pit, etc. within 15ft of any apartment building, condominium, commercial business, health care facility, or housing for the aged or physically and/or mentally impaired.

Charcoal Grills

- There are several ways to get the charcoal ready to use. Charcoal chimney starters allow you to start the charcoal using newspaper as a fuel.
- If you use a starter fluid, use only charcoal starter fluid. Never add any other flammable liquids to the fire.
- Keep charcoal fluid out of the reach of children and away from heat sources.

- After grilling when ready to cleanup, soak charcoal briquettes and ashes with water placed in a metal container, soaked with water, and allowed to cool overnight in a location that is at least 15 ft. away from any building or structure. Re-check the container in the morning to ensure nothing is smoldering, then properly dispose of the wet materials.

Propane Grills

- Placement of any grill should be away from the house and not up against it!
- Check the gas tank hose for leaks before using it each year. Apply a light soap and water solution to the hose. If a propane leak is present, it will release bubbles. If your grill has a gas leak, obvious by the odor or the soapy bubble test, but no flame, turn off the gas tank and grill. If the leak stops, get the grill serviced by a professional before using it again. If the leak does not stop, call the fire department.
- If you smell gas while cooking, immediately get away from the grill and call the fire department.
- Store a propane cylinder in a detached shed away from the home. Never store propane cylinders indoors or in enclosed areas, e.g. basement, garage, tent, etc.

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Community Alert: Distraction Thefts Targeting Seniors

Submitted By: The Loudoun County Sheriff's Office

We've recently responded to two incidents involving thefts targeting older adults in public areas.

In these cases, suspects have approached individuals from the South Asian (Indian) community using cultural pretexts, such as offering a "blessing" or placing a necklace on the victim, to gain trust and get close. During the interactions, they removed the victim's jewelry without the victim realizing it until later.

These suspects often work in pairs and may approach on foot or from a vehicle, asking for directions or starting a casual conversation to get close enough to make contact.

What to watch for:

- Strangers approaching you in parking lots or neighborhoods
- Offers of a "blessing," gift, or other unexpected gesture
- Attempts to touch you, hug you, or place items on you

How to protect yourself and your loved ones:

- Keep valuables out of sight when possible
- Do not allow strangers to touch you or place items on you
- Keep your distance and walk away if something feels off

Talk with family members—especially older relatives—and share this information within your community.

If you experience or witness suspicious activity, call 911. If the suspects have left, report it to our non-emergency number at 703-777-1021.

These incidents remain under investigation. Anyone with information is asked to contact Detective Reed at 703-777-1021. Those wishing to remain anonymous can contact Loudoun County Crime Solvers at 703-777-1919.

In Case You Need a Hand . . .

NON-EMERGENCY

Ashburn Fire	703-729-0006
Dominion Virginia Power	888-667-3000
Fire Marshal	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	SWHOA.COM

PUBLIC INFORMATION

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

SCHOOLS -BROADLANDS

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

EDUCATION/MUSIC/TUTORING

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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.

HOME SERVICES

CLEANING SERVICES:

Maria's Star Residential Cleaning has been 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.

MARKETPLACE/PROFESSIONAL SERVICES

MARY KAY:

Protect your skin under the sun. As sunny days return, safeguard your skin with Mary Kay CC Cream Sunscreen Broad Spectrum SPF 15. This multitasking product hydrates, protects, and perfects, giving you a flawless look while shielding your skin from harmful UV rays.. For a complimentary skincare session or samples, contact Deborah Leben at 703-217-4583, deborahlebenmk@gmail.com or visit marykay.com/dleben.

REAL ESTATE

PRIVATE OFFICES FOR RENT:

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

BROADLANDS

HOW TO PLACE A CLASSIFIED AD

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

MONTHLY RATES:

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

- **Non-Resident Rates** - \$25.00 per ad

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

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

Broadlands Blast

Interested in getting up to date community news in between monthly newsletters? Sign up for our e-bulletin, the Broadlands Blast 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.



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 are on sale on our ERMS Drama website through this QR Code. We can't wait to have you as our guest at Eagle Ridge Middle School!

Ashburn Volunteer Fire & Rescue News

Advisory:

Open Burning Banned from May 1st - September 30, 2026

Information Night: Tuesday, May 26th at Station 6 at our new address, 43765 Ashburn Plaza.

Join us at Station 6 to learn more about becoming a volunteer. Members receive complimentary training, uniforms, personal protective gear, tax savings, retirement benefits, and more!

Founders Hall

Come and check us out: weddings, showers, conferences, fully equipped kitchen, audio-visual and much more: for more information, visit <https://founders-hall.com/>.



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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 Julie Holstein ♦ julie@broadlandshoa.com
Events Manager:
 Crystal Boswell ♦ events@broadlandshoa.com
Receptionist & Community Center Rentals:
 Joanne Hang ♦ joannehang@broadlandshoa.com

BOARD OF DIRECTORS

President: Eric Bazerghi ♦ eric@thehouse.net, 571-207-6505
Vice President: Dawne Holz ♦ holz.d@icloud.com, 703-362-6727
Secretary/Treasurer: Robert Webb ♦ rew222@gmail.com, 410-245-2632
Directors:
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 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
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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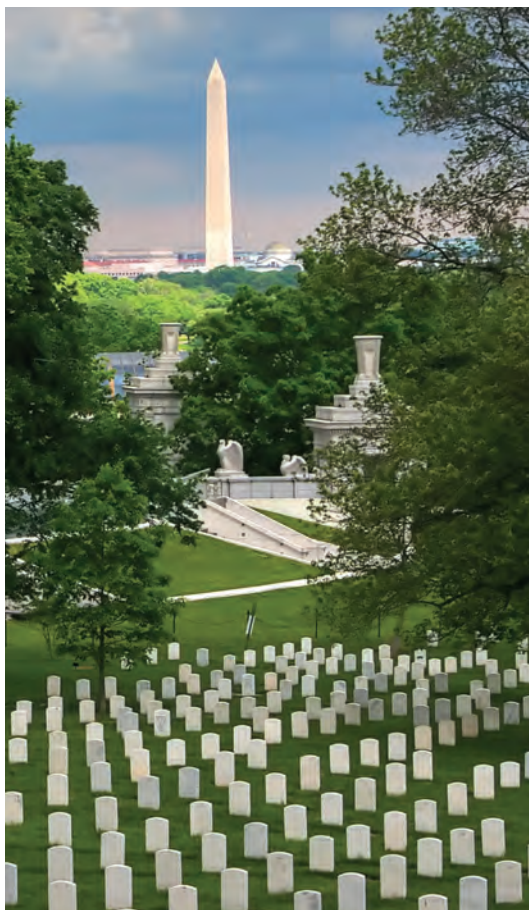
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BROADLANDS

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
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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 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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BROADLANDS

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