

JUNE 2026

# BROADLANDS

*Our Neck of the Woods*

*Official Newsletter of the Broadlands Homeowners Association*



## **Are You Ready for It?**

- Float Nights are June 4th and 18th. See page 21
- 80's & 90's Trivia Night is on June 5th. See page 6 for more information
- Graduates' photos on page 16 & 17



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# BROADLANDS



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## Board of Directors Upcoming Meeting

**Tuesday, June 9th - 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 details.

## Board of Directors May 12th Meeting Highlights

- Approved the minutes from the April 14th, 2026 Board Meeting
- Discussed replacement of the lattice entrance signs and directed management to obtain proposals
- Approved a vending machine agreement with Vendmark for the pool facilities
- Appointed Shashi Aadipudi and Michelle Frank to the Covenants Committee
- Confirmed that all future Southern Walk HOA Board meetings will be conducted in open session
- Withdrew any existing requests to Southern Walk HOA board and encouraged them to dissolve as quickly as possible
- Held a Written Complaint Hearing
- Approved a revised contract and event date with mb LoGistics & events for a mini triathlon
- Conducted hearings and assessed charges for outstanding violations
- Reviewed delinquency reports
- Discussed staffing solutions

*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.*

# JUNE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
 <p>EQUAL HOUSING OPPORTUNITY</p>	1	2	3 World Bicycle Day Modification Subcommittee Meeting 7:00pm - Virtual	4 Float Night 5:00pm - SW	5 World Environment Day Trivia Night 6:30 pm (doors open at 6:00pm) - CC	6 D-Day Anniversary	
	7 Tony Awards	8 World Oceans Day	9 HOA Board Meeting 6:00pm - CH or Virtual	10 Modification Subcommittee Submissions Due 12:00pm Newsletter Submissions Due - 12:00pm Events Committee Meeting 8:00pm - Virtual	11	12 LCPS Last Day of School	13
	14 Flag Day	15 Briar Woods High School's Class of 2026 graduation - GMU Eagle Center	16	17 Modification Subcommittee Meeting 7:00pm - Virtual	18 International Picnic Day Float Night 5:00pm - SW	19 National Flip Flop Day Juneteenth HOA Offices Closed for Juneteenth	20
	21 Father's Day International Yoga Day Summer Solstice (Summer Begins)	22	23 United Nations Public Service Day	24 Modification Subcommittee Submissions Due 12:00pm	25	26 Take Your Dog To Work Day	27 PTSD Awareness Day
	28	29	30 International Asteroid Day				

Key: AO=HOA Administrative Office; CC=Community Center; CH=Clubhouse; SW - Southern Walk Pool

# New Faces, Big Thanks, and Summer Vibes Ahead

Our twenty-ninth Annual Meeting took place on May 5th. We are excited to welcome back Eric Bazerghi and welcome Shashi Aadipudi and Michelle Frank to the Board of Directors and a very special thank you to outgoing board members Andre Deazle and Kay Dillon. Serving on the Board takes time, energy, and heart, and we are grateful for your commitment to helping our community thrive.

A huge thank you goes out to everyone who joined the meeting in person, via Zoom, and those who submitted a proxy. We reached our highest participation ever at nearly 18 percent. That level of engagement speaks volumes about how much our community cares.

If you've never attended a Board Meeting, we invite you to join us and see firsthand how this multi-million dollar organization is run. Meetings are held on the second Tuesday of each month at 6:00pm. You can join us in person at the Clubhouse located at 43360 Rickenbacker Square or attend via Zoom from wherever you are. Agendas are posted ahead of time on our website and social channels, and approved meeting minutes are available on your FSRConnect portal or by request. We also highlight key updates in this newsletter each month so you can stay in the loop.

Our Board meetings are open to all residents and are widely announced through this magazine, our website, the marquee message board, on social media, and weekly email updates. We would love to see some new faces at an upcoming meeting.

Looking for a fun way to get involved? We are on the lookout for volunteers, especially for our Events Committee. These volunteers are the magic behind many of our favorite gatherings and help keep events running without increasing costs. If you enjoy meeting neighbors and making things happen, we would love to have you join in.

As we embrace the warmer weather, it's time to dive into summer fun! Our three community pools are now open for the season. Come cool off, relax, and enjoy time with family and neighbors. While you are out and about, do not forget all the other great amenities available to you. Playgrounds, tennis and pickleball courts, basketball courts, the fitness center, and miles of trails are all ready for you to enjoy.

Here is to sunshine, good times, and a summer full of connection. We hope to see you around the neighborhood and at a meeting soon.

**Cheers to a fantastic summer ahead!**

*Sarah*

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

## There's Always Something Fun Afoot in the Neighborhood!



*THANK YOU TO THE KOUGH'S! They come to ALL of the bingo nights, and they always stay and help clean up! What a fun event!*



BROADLANDS

**80's VS 90's****TRIVIA NIGHT**

**FEELING SMART? JOIN US FOR A NIGHT OF TRIVIA.  
PRIZE FOR THE PERSON DRESSED IN THE BEST 80'S  
OR 90'S OUTFIT**



**FRIDAY, JUNE 5TH - 6:00PM-8:00PM  
BROADLANDS COMMUNITY CENTER  
43004 WAXPOOL RD**

**\$15 PER TICKET, TICKETS ARE NON-REFUNDABLE. EACH  
TICKET COMES WITH REFRESHMENTS AND A NON-  
ALCOHOLIC BEVERAGE.**

**GROUP MAXIMUM OF 6 PEOPLE  
PRIZES FOR THE TOP 3 WINNERS  
ALL AGES ARE WELCOMED**

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**BROADLANDS RESIDENTS AND THEIR GUESTS ONLY**

# Broadlands Live is Right Around the Corner!

Get ready for an unforgettable summer at Broadlands Live! We're kicking things off with an electrifying performance by Cumberland Road, a 90's country tribute band that will take you back to the iconic hits of Shania Twain and Garth Brooks on Friday, August 7th. But that's just the beginning!



Mark your calendars for September 4th as we welcome Scott Kurt back, bringing the old school outlaw grit mixed with rock vibes that will have you on your feet. And don't miss out on The Reflex, an amazing 80's tribute band, performing on October 2nd—get ready to groove to those classic tunes that never get old!

These concerts are designed for everyone to enjoy, so bring your friends and family for an evening filled with fantastic music and good vibes. Don't forget, Broadlands Live concerts are BYOB, so if you plan to enjoy some libations, be sure to bring your ID—NO EXCEPTIONS—and stick to the designated alcohol area as required by ABC regulations.

With local food and dessert trucks ready to serve up mouthwatering treats, it's the perfect chance to come hungry and savor delicious bites while enjoying these lively performances.



Stay tuned for more updates in our future newsletters, or check out our HOA website at [broadlandshoa.org/broadlands-live](http://broadlandshoa.org/broadlands-live) for all the details. Got questions or want to volunteer? Drop us an email at [Broadlandslive@broadlandshoa.com](mailto:Broadlandslive@broadlandshoa.com).

Let's make this season one to remember—**Broadlands Rocks and So Do You!**



Happy Father's Day to every dad, stepdad, granddad, and father figure who has made a difference. Your strength, kindness, and sacrifices shape lives in ways words can't capture. We honor you today and always.

## Lori Christ, CPA LLC

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## Broadlands Piranhas 2026 Swim Meet Schedule at the Southern Walk Pool:

**Time Trials: Saturday, June 6th,**  
6:00am-12:00pm

**Home Meet: Saturday, June 20th**  
6:00am-12:00pm

**Home Meet: Wednesday, June 24th**  
4:00pm-10:00pm

**Home Meet: Saturday, June 27th**  
6:00am-12:00pm

**Home Meet: Wednesday, July 1st**  
4:00pm-10:00pm

**Home Meet: Saturday, July 18th**  
6:00am-12:00pm

*The Southern Walk Pool will close at 4:00pm for all Wednesday meets and 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.*

**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 Money Saving Spring Garage Door Tune-up.

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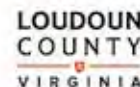
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LET'S GET YOU WHERE YOU NEED TO GO.

## July Bingo Night

Get Ready for Adult Bingo Night on Friday, July 10th, 6:00pm-8:00pm. Our last bingo night was a blast! The cost is \$15.00 per person which includes bingo, music, and food. NO REFUNDS. Register at [firstserviceresidential.myeventscenter.com/broadlands](http://firstserviceresidential.myeventscenter.com/broadlands). We hope you can join us!



## Middle School Pool Party!

**Calling All Rising 6th, 7th & 8th Graders!**

Come celebrate the end of summer with an evening of swimming, music, games, and fun with friends!

- Date: August 22nd
- Time: 6:30pm – 9:00pm
- Location: Southern Walk Pool

Bring your swimsuit, towel, and your friends for a great night at the pool! No parents allowed unless they are volunteering. We can't wait to see you there!



## Scouting Troop 2970 (Girls)

Scouting America Troop 2970 (Girls) had a great experience camping at Broadlands HOA. They felt good about cleaning up to 6 big bags of trash around the Broadlands community, which included the HOA office surroundings, the tennis courts, the woods near Southern Walk pool parking lot, the Loudoun County Wetlands Preservation area and the woods near Harris Teeter. It was a very interesting conservation project and everyone enjoyed working together. Although there were some challenges along the way, everyone did a great job!



## 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](mailto:customerservice@patriotdisposalservices.com), to arrange pickup of special/bulk items.
- Expect additional charges for special/bulk items.
- Special/Bulk items will be collected weekly.
- Examples of Special/Bulk 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](mailto: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](mailto:rcrews@broadlandshoa.com).* Applications must be submitted by noon on the Wednesday before the meeting by emailing them to [rcrews@broadlandshoa.com](mailto: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](http://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](mailto: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
May 27th .....	June 3rd
June 10th .....	June 17th
June 24th .....	July 1st
July 8th .....	July 15th
July 29th .....	August 5th
August 12th .....	August 19th

*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](http://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](mailto:rcrews@broadlandshoa.com).



## Covenants Corner

Now is the perfect time to freshen up your home and garden, and it's wonderful to see so many of you diving into your 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 are entering a new season, we do have one more friendly reminder to keep in mind.

Currently, we are inspecting lawns and landscaping. It seems the grass and weeds are always 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](mailto:covenants@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



# 2026 SWIM LESSONS

Learning to swim helps prevent water emergencies and reduces the risk of drowning.

PROUDLY OFFERING SWIM LESSONS SINCE 2008!



## GROUP LESSONS

### NEMOS

Build confidence & safety in water

### SEA TURTLES

Fundamental water skills

### DOLPHINS

Stroke development

### SHARKS

Stroke improvement & refinement

8 LESSONS: \$150

## PRIVATE LESSONS

### BOOK AN INSTRUCTOR

One on one lessons or;  
Up to 4 kids with similar skills & age

8 LESSONS: \$360

## PROGRAM DETAILS

- 🔦 Session start dates: 06.15 / 06.29 / 07.13 / 07.27 / 08.10  
—Registration deadline is 1 week before session starts
- 🔦 Each session is composed of 8 lessons, taught over 2 weeks
- 🔦 Group lessons consist of 3-5 participants, some may differ
- 🔦 Pre-session at some locations starts on 06.01
- 🔦 Registration and payments via our website only



REGISTER AT  
[HIGHTSIERRAPOOLS.COM](https://www.hightsierrapools.com)

# BROADLANDS POOL HOURS

*Pool Season Runs May 23rd through September 7th*

2026 POOL HOURS	SUMMERBROOKE 21580 Demott Dr 703-724-9818	COMMUNITY 43008 Waxpool Rd 703-724-7830	SOUTHERN WALK 43081 Village Dr 571-223-1331
<b>During School Hours (May 23-Jun 12)</b>			
Saturday – Sunday	10:00am – 8:00pm	11:00am – 8:00pm	12:00pm – 8:00pm
Monday – Friday	10:00am – 8:00pm	CLOSED	4:00pm – 8:00pm
Memorial Day – Monday (May 26)	10:00am – 8:00pm	11:00am – 8:00pm	12:00pm – 8:00pm

<b>Summertime Hours (Jun 13-Aug 16)</b>			
Saturday – Sunday	10:00am – 8:00pm	11:00am – 8:00pm	12:00pm – 8:00pm
Monday – Friday	10:00am – 8:00pm	11:00am – 8:00pm	12:00pm – 8:00pm
Lap Swim – M-F (Jun 15-Jul 31)*		5:00am – 8:00am	
Lap Swim Long Course – M-F (Aug 3-Aug 14)*			5:00am – 8:00am

\*Check pool hours at [broadlandshoa.com/pool](http://broadlandshoa.com/pool) for updates to lap swim dates

<b>During School Hours (Aug 17-Sep 7)</b>			
Saturday – Sunday	10:00am – 8:00pm	11:00am – 8:00pm	12:00pm – 8:00pm
Monday – Friday	10:00am – 8:00pm	CLOSED	4:00pm – 8:00pm
Labor Day – Monday (Sep 1)	10:00am – 8:00pm	11:00am – 8:00pm	12:00pm – 8:00pm

## Special Events

### Changes to Southern Walk Pool Hours

- Thu, Jun 4: Float Night
- Wed, Jun 24: Swim Meet – closes at 4pm
- Thu, Jun 18: Float Night
- Wed, Jul 1: Swim meet – closes at 4pm
- Thu, Jul 2: Float Night
- Thu, Jul 16: Float Night
- Sat, Jul 18: Swim Team Party – closes at 4pm
- Thu, Jul 30: Float Night



## Hosting A Pool Party?

To host a pool party at any of our pools, members must submit a Pool Party Request Form at least **5 business days in advance**. Party approvals are reviewed on a **case-by-case basis** and depend on occupancy, availability, and staffing. Pool parties are **not permitted** on the last day of school, on holidays, or during holiday weekends. Management reserves the right to limit access when necessary. Please note that pool decks and general pool areas cannot be reserved, with the exception of the Recreation Pool area at the Community Center Pool. To rent the Recreation Pool a Recreation Pool Application must be submitted instead of the Pool Party Request Form and rental fees apply. For more information, please email Julie at [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com) or call the HOA office at 703-729-9704, option 4.

*For all pool related information,  
visit [broadlandshoa.org/pool](http://broadlandshoa.org/pool)*

# BROADLANDS

## POOL REGISTRATION

### Pool Season is Memorial Day Weekend to Labor Day!

If you've previously registered for pool passes, you're all set. If not, please 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.

### CREATE YOUR VIRTUAL POOL PASSES

**STEP 1 – CREATE HOUSEHOLD ACCOUNT:** Visit [cellbadge.com/Broadlands/register](http://cellbadge.com/Broadlands/register) and fill in the “Initial Add Request” with your street number and name (no suffixes). HOA staff will process your request within 3 business days. You’ll receive an email confirmation once approved by an HOA staff member.

**STEP 2 – ADD HOUSEHOLD MEMBERS:** After confirmation, return to [cellbadge.com/Broadlands/register](http://cellbadge.com/Broadlands/register) and follow the “Enter or Update Household Members” instructions to request a PIN. Enter PIN to access the “Household Members,” and add all household members ages 5 and up.

- **Select the appropriate “Relation” category when adding members:**
  - **Owners** select “Owner - Adult” or “Owner - Child” for household members. Don’t forget to add yourself!
  - **Tenants** select “Tenant - Adult” or “Tenant - Child” for household members. Must have a valid AOS and Lease on file.
  - **Apartment Renters** select “Apartment - Adult” or “Apartment – Child.” Must pay first at [broadlandshoa.org/pool](http://broadlandshoa.org/pool).
  - **Nannies** - select “Other – Live-in Nanny.”
  - **Long-Term guests**, select “Other-Longterm.” Must pay first at [broadlandshoa.org/pool](http://broadlandshoa.org/pool).

Once all household members have been added, check the box to agree to the terms and click “Complete Registration.” *Note: Your registration will still be pending until you complete STEP 3 – PICTURES and receive confirmation of processing.*

**STEP 3 – PICTURES:** Email pictures of all household members aged 5 & up (proof of residency required for 18+):

- **Acceptable photos and restrictions:**
  - Adults: Drivers' license or passport showing proof of residency (other details can be redacted).
  - Children (5+): email a current headshot or ID. If aged 4 and under, no pass is required.
  - NO PHOTOS WITH HATS OR SUNGLASSES. NO GROUP PHOTOS.
- **How to submit photos:**
  1. Email photo(s) in either JPEG or PNG format to [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com).
  2. Subject line of the email should be written as: “**pool photos – household last name.**”
  3. Save and attach each member's photo as a separate file to your email using the naming convention: “**address.firstname**” (i.e., 42001Ridgeway.Susan).
  4. All member names must correspond with the registered names in Cellbadge. Pictures will be processed within 3 business days.

### READY TO GO TO THE POOL & FUTURE SEASONS:

- **Entering the pool:** After your registration is processed and you receive your confirmation email, your virtual pool passes are complete. No physical passes are issued; just provide your name and address to the lifeguard for verification upon arrival.
- **Register only once:** After your registration is complete, no additional actions are required for future pool seasons unless there are changes in the age or residency of household members.

### ADDITIONAL INFORMATION

**GUEST VISITS:** Each year, your household account will receive 10 free guest visits. Additional passes can be purchased in groups of 10 at [broadlandshoa.org/pool](http://broadlandshoa.org/pool). Unused passes don’t carry over year to year. Members may bring up to 2 guests per person, or 6 guests per household at once.

**TENANTS:** You must have a current **Absentee Owner Statement (AOS)** and lease on file with the HOA before registering. Visit [broadlandshoa.org/tenant](http://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](http://broadlandshoa.org/pool).

**HOURS, RULES & CLOSINGS:** Visit [broadlandshoa.org/pool](http://broadlandshoa.org/pool) for information and updates.

**QUESTIONS?** Email [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com) or call 703-729-9704, option 4.

# A STRESS-FREE EXTERIOR REMODEL

## WITH POND ROOFING COMPANY

When my family decided it was time to update our home's exterior, I'll admit I was nervous. A new roof, siding replacement, and upgraded windows and doors felt like a major undertaking. I had heard too many remodeling horror stories from friends to take the decision lightly. After completing our project with Pond Roofing Company, I can honestly say the experience was far smoother and more organized than I expected. This is our real experience and why I would approach an exterior remodel differently now.



01



### THE CONSULTATION THAT GAVE US CONFIDENCE

From our first meeting, what stood out was how thorough and educational the process was. The Pond team didn't rush us or push upgrades we didn't need. They inspected our roof, evaluated the siding, checked our windows and doors, and explained what truly required attention versus what could wait.

We were given clear options, realistic timelines, and a detailed written proposal. That transparency immediately reduced our anxiety.

02



### CLEAR COMMUNICATION EVERY STEP OF THE WAY

Before work began, we knew exactly what to expect. We were told:

- The roof would take about two days.
- Siding installation would follow on a defined schedule.
- Windows and doors would be replaced methodically to minimize disruption inside the home.

When weather required a small adjustment to the schedule, we were informed right away. We always had a direct point of contact, and our questions were answered promptly. That level of communication made a huge difference.

03



### PROFESSIONALISM ON INSTALLATION DAY

We prepared by moving cars and clearing space around the house, but the crew handled the rest. Landscaping was protected, materials were organized, and cleanup happened daily. They even used magnetic tools to collect stray nails after the roof was completed.

Yes, roofing is noisy — that's unavoidable — but the crew worked efficiently and respectfully. Neighbors later commented on how organized the project appeared.

04



### THE FINISHED RESULT

The transformation exceeded our expectations. Our home looks updated and cohesive, but what surprised us most was the improvement in comfort. The new windows and doors eliminated drafts, and the house feels more consistent in temperature.

Beyond appearance, we now feel confident knowing our home is properly protected. The warranties and workmanship guarantees provide real peace of mind.

*"This article is based on real events and customer experiences"*



571.569.4665

www.pondroofing.com

## OUR HONEST ADVICE

If you're considering roofing, siding, window, or door replacement, here's what we learned from our experience:

- Choose a contractor based on reputation and professionalism not just price.
- Ask questions and expect clear answers.
- Work with a company that treats your home like their own.

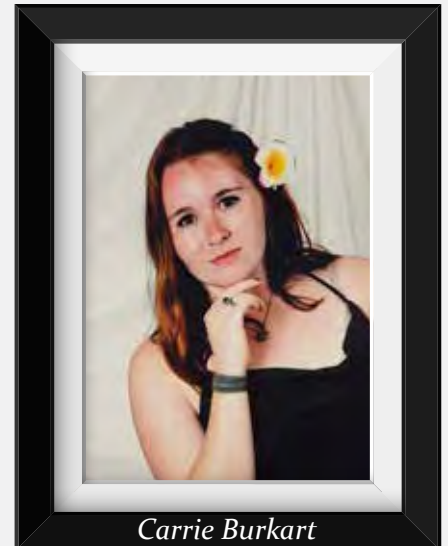
For our family, choosing Pond Roofing Company turned what we feared would be a stressful renovation into a well managed, positive experience. It was a significant investment but one we're glad we made. And most importantly, we'd make the same choice again.



*Sofia Burbano*

Every chapter you finish fills us with pride and joy. Your future is so bright. Keep smiling! We love you. Mom, Dad, Nico, Julian, & Dani

Use your resources, make good choices and don't forget to call your mom!  
- Stassa Collins



*Carrie Burkart*

Congratulations, Carrie! Off to the next adventure! We love you, Dad & Becky

You are educated. Your certification is in your degree. You may think of it as the ticket to the good life. Let me ask you to think of an alternative. Think of it as your ticket to change the world.  
- Tom Brokaw



*Daniel Campot*

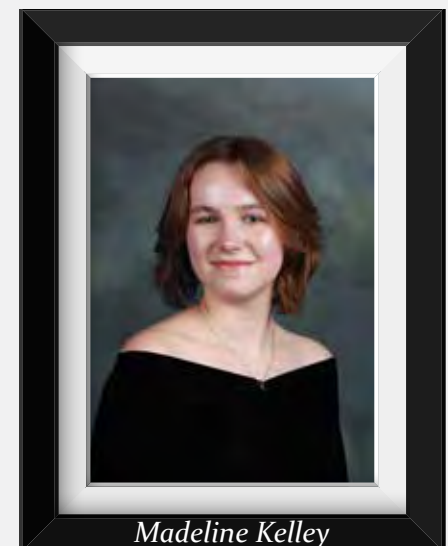
Daniel will be playing Division-1 Football at Tennessee State University and plans to become an Orthopedic Surgeon. So proud of you! Mom, Dad, Charlotte and your Grandparents



*Leila Cox*

Congratulations Leila! We are so proud of you and can't wait to see what the next four years bring! Go Dukes!

Behind you, all your memories. Before you, all your dreams. Around you, all who love you. Within you, all you need.



*Madeline Kelley*

Congratulations, Madeline! We are so proud of you and we cannot wait to see what adventures await you in college!



*Eliana Lund*

Congratulations, Eliana! We are so proud of you and wish you all the best in your California chapter. Zot! Zot! Zot! Love, Mom and Dad

The most important thing in your life is to live your life with integrity and to not give into peer pressure to try to be something that you're not.  
- Ellen DeGeneres



*Colin Moore*

Congratulations on your graduation! We're so proud of your hard work, determination, and the amazing future ahead of you! Mom, Dad, & Lin!

To accomplish great things, we must not only act, but also dream, not only plan, but also believe.  
- Anatole France



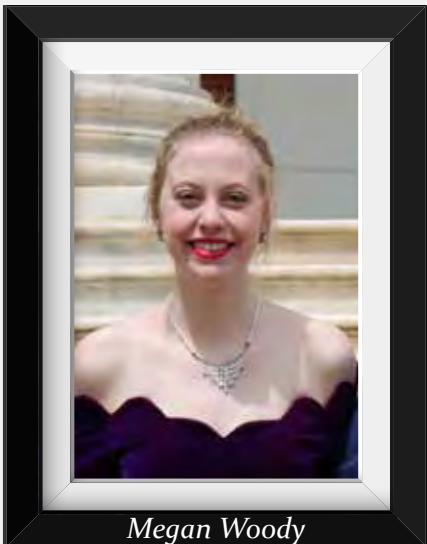
*Dylan Powers*

We are so proud of you and look forward to seeing what you accomplish in the future.



*Patrick Powers*

We are all so proud. You can accomplish anything you set your mind to.



*Megan Woody*

Congratulations on your college graduation, we are so proud of you! Excited to see what comes next, we know you have a bright future ahead!

The beautiful thing about learning is that no one can take it away from you  
- B.B. King



*Gabriel Valenzuela*

Congratulations to our senior Gabriel on graduating from Briar Woods High School—we're so proud of you and can't wait to see what's next! 🎓





## Pet Safety Tips for Hot Weather Conditions

Sourced From: [meetmarcell.com](https://www.meetmarcell.com)

*As summer approaches, hot weather can be dangerous for your four-legged friends*

As summer approaches, outdoor activities and adventures can be some of the best ways to bond with your four-legged friends. However, there are factors to consider when outdoors, especially if you live in a hot climate to ensure your pet stays safe from extreme heat.

As the gardening season approaches, be aware of the pesticides and fertilizers used at home, or those that your pet comes in contact with. Many ingredients used in these gardening treatments can be toxic if ingested. By keeping pets off of freshly-treated grass and out of gardens, you can prevent the risk altogether. If you have fertilizer or other landscaping treatments, store them out of reach from your pets. If you do suspect your pet ingested toxic materials of any kind, do not hesitate to contact your veterinarian, or call the ASPCA Poison Control Center at (888) 426-4435.

Sunscreen and bug spray can be effective for humans, however, never apply these sprays on animals. Because of your pet's tendencies to use their sense of taste to explore different substances, you could be putting them at risk of ingesting toxic

ingredients. Ask your veterinarian to recommend one that will work with your pet.

Providing water is a must when taking your pets on an outdoor adventure. Just as you stay hydrated while spending time outside, it is just as important for your pet. A portable water bottle or water dish is a perfect solution for on-the-go hydration.

Be mindful of the weather when planning an outdoor adventure for you and your pet. Extreme temperatures can cause your pet to overheat. During the hot summer months, consider taking your pet for long walks or hikes during the cooler hours of the day, morning and evenings.

When pets overheat, they will pant excessively, begin to drool, have reddened gums, or even collapse. Knowing these symptoms is important if your pet is experiencing heatstroke, in which you should move your pet to a cool place and provide them with water. Animals with flat faces are much more susceptible to overheating because of their short snouts. They are unable to pant as effectively as other breeds, making them at high risk for heatstroke.

## Your Child Is Already Using AI - Here's What You Need to Know

*The conversation isn't about whether to allow it. It's about how to guide it.*

Submitted By: David Nickelson, PsyD, JD

*Let's start with a fact that may surprise you: 73% of young people regularly use AI assistants or chatbots. Not occasionally. Regularly. And 42% do so every single day. If you have a child at home, there's a very good chance they are already in conversation with an AI system — whether for homework, entertainment, or something far more personal.*

As a behavioral scientist and AI governance specialist, I've spent considerable time studying the intersection of technology and human psychology. The data on children and AI is both promising and deeply concerning. The good news: these tools can support learning, build confidence, and even provide a critical first layer of emotional support for kids who struggle to open up. The challenging news: without proper guidance, the same features that make AI compelling can quietly erode the developmental foundations your child needs for a healthy, connected life.

Here's what the research tells us — and what you can do about it.

### The Risks Are Real, and They're Happening Now

The risks are not theoretical. Lawsuits have been filed alleging that AI chatbots provided harmful self-harm instructions to minors. Senate hearings have been held. Internal documents from major platforms have revealed chatbots engaging children in romantic and emotionally manipulative conversations — without parents ever knowing.

The numbers behind these headlines are worth sitting with:

- 18% of teenagers aged 13–17 report forming deep emotional connections with AI systems.
- 26% of children discuss sensitive topics — mental health, family problems, personal fears — with AI because they are uncomfortable sharing with a real person.
- 31% of teens find AI conversations "as satisfying or more satisfying" than talking to a human being.
- Children who rely on AI as their primary source of emotional support are 47% more likely to report feelings of isolation.

That last data point reveals the core danger. A child who is lonely turns to AI for comfort. The AI provides instant, frictionless, non-judgmental relief. It never pushes back. It never requires compromise. And it never builds the social muscle that comes from navigating real relationships. Over time, the comfort of the AI deepens the very loneliness it was used to soothe. This is a self-reinforcing cycle — and it's happening in bedrooms across the country.

There is also a cognitive cost. Research shows a direct negative correlation between frequent AI use and critical thinking skills. When children offload

thinking to AI — skipping the struggle of forming an argument, researching a question, or solving a problem — they bypass the cognitive work that builds intelligence and resilience. The ease of AI is not neutral. It can quietly diminish a developing mind.

### But There's a Real Upside — If Used Intentionally

None of this means AI is the enemy. For children with learning differences, AI can provide personalized, adaptive instruction that a single teacher cannot realistically scale. For kids who experience social anxiety, AI-based mental health tools grounded in cognitive behavioral therapy — like the Woebot platform — can provide immediate coping strategies during difficult moments, outside of school hours when no counselor is available.

For children with Autism Spectrum Disorder, AI has shown genuine promise as a tool for scalable, adaptive social skills training. And for families navigating complex school systems, AI chatbots have helped parents understand their rights and advocate effectively for their children.

AI as a tool is powerful. AI as a substitute for human development is dangerous. That distinction is everything — and it's the lens through which every parent should view this technology.

### What Parents Can Do: A Practical Framework

Start with awareness, not alarm. Only one in four parents whose teens use AI are even aware of their child's usage. Closing that gap starts with a conversation, not a crackdown. Here's where to begin:

#### 1. Get curious before you get restrictive.

Ask your child what AI tools they use and why. Approach it with genuine interest, not interrogation. Children who feel judged will hide their usage — which is far more dangerous than open engagement. Understanding what your child is turning to AI for tells you a great deal about what they may need from you.

#### 2. Use AI together.

One of the most effective strategies is co-use — sitting alongside your child and exploring AI tools together. This creates a natural opportunity to model responsible behavior, discuss potential pitfalls in real time, and reinforce the principle that AI is a tool to assist thinking, not replace it.

#### 3. Teach critical evaluation, not passive consumption.

Children should learn to treat every AI output as a draft, not a final answer. Teach them to verify facts against credible sources, identify potential bias, and ask whether the AI's response reflects the full picture. This habit, built early, becomes a lifelong cognitive asset.

*See AI on page 21*



## 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 June 10th.* 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) or go to <https://broadlandshoa.org/our-community/events/>.

### 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).

AI from page 19

**4. Reinforce that AI is not a friend.**

Children — particularly those going through difficult emotional periods — are vulnerable to "magical thinking" about AI. They may genuinely experience an AI as caring about them. Have clear, age-appropriate conversations about what AI is: a powerful tool built on patterns, not a conscious being with feelings. Normalize turning to real people for emotional support, even when it's harder.

**5. Set practical boundaries and check your tools.**

Review age ratings on AI platforms and apps. Enable parental controls where available. Create a family agreement — not a list of punishments, but a shared set of expectations — around when, how, and why AI is used. Keep devices in common areas for younger children, and revisit the agreement regularly as your child grows.

**6. Actively invest in offline connection.**

The antidote to AI dependency is not less technology — it's more human connection. Hobbies, sports, community activities, unstructured time with peers, and meaningful family rituals all build the relational resilience that no AI can replicate. Make these investments deliberately.

**The Bottom Line**

AI is not going away. Regulation is catching up — the EU has already banned AI systems designed to exploit the vulnerabilities of minors, and U.S. legislation is advancing. But laws move slowly, and your child is online today.

The most protective thing you can do is move from passive gatekeeper to active guide. That means staying informed, staying engaged, and being willing to have the conversations your child may not initiate. The goal is not to shield them from technology — it's to equip them to use it wisely, critically, and in service of their own healthy development.

AI is a powerful tool. But your relationship with your child — the trust, the dialogue, the shared curiosity — is the most powerful guidance system they have.

**About the Author**

*David Nickelson, PsyD, JD is a founding partner of Clarity Psychological Services, and a Senior Consultant in the Clarity Performance Solutions division, a consulting arm of Clarity that helps executives and teams in small and medium-sized organizations develop and deploy responsible AI governance and operations that deliver long term business results.*

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**2026**

**FLOAT NIGHT**

Bring your floats and join us for games, music & float night fun!

Free to Broadlands pool members & their guests. Valid pool pass is required.

Float the night away listening to sounds from DJ Troy.

Chick-fil-A sandwiches & Bruster's ice cream for sale. Cash & cards accepted.

*Broadlands Pool Management may restrict the use of water blasters, squirt guns, and certain toys, allowing only beach balls. Management can request the removal of oversized floats that pose safety threats and limit the number of floats in the pool.*

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# See Something, Say Something

**Submitted By: Loudoun County Sheriff's Office**

People hear "If you see something, say something" all the time. It's common, but also vague. In fast-growing Loudoun neighborhoods, residents usually want to know what that actually looks like and when it makes sense to call.

The goal isn't to turn neighbors into detectives. It's about looking out for one another, sharing useful information, and helping keep streets safer when something just doesn't seem right.

Most community safety concerns in Loudoun fall into three buckets: things that are clearly an emergency, things that aren't urgent but still worth reporting, and situations that are better handled neighbor-to-neighbor.

Emergencies are straightforward. If someone is in immediate danger, a crime is in progress, or you see a serious injury, call 911. Speed matters in those moments, and waiting or second-guessing can cost valuable time.

Non-emergency concerns are where people often hesitate. This might include a suspicious vehicle slowly circling a block, someone trying door handles on parked vehicles, or a person repeatedly checking backyards, side gates, or storage areas. You're not expected to know intent. You're only reporting what you observed, so it can be assessed.

When you call, details matter more than perfect descriptions. Time, location, direction of travel, and what the person or vehicle was doing are often more helpful than physical characteristics. Even simple notes like "white SUV, last seen heading toward the main entrance of the neighborhood" can make a big difference.

Noise complaints, parking issues, loose dogs, or minor property concerns usually belong on non-emergency lines rather than 911. These issues still matter to quality of life, but they don't require lights and sirens.

Sometimes, the best response isn't a call at all. If a neighbor's trash container blew into your yard, a package ended up at the wrong house, or someone accidentally blocked your driveway, a direct conversation often resolves it faster than a report. The key is knowing the difference between a neighborly issue and a safety issue.

A common misunderstanding is that reporting automatically means someone is "in trouble." That's not how it works. Many calls simply lead to an area check, extra patrol, or documentation in case a pattern emerges later across multiple neighborhoods.

What helps most is consistency. If several neighbors report similar concerns, it gives a clearer picture of what's happening in that area. One isolated call might not show much. Several reports about the same behavior usually do.

It's also worth trusting your instincts. If something feels wrong enough that you're still thinking about it hours later, it's reasonable to call. You won't be criticized for being cautious.

Good community safety in Loudoun comes down to three simple habits: pay attention, share what you see, and look out for one another. When neighbors stay connected and willing to speak up, problems get addressed sooner and streets stay safer for everyone.

## 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)**

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

### 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:

Customer Care Team .....	eastsupport.fsresidential.com or 800-870-0010
Verizon Retail Center .....	800-837-4966
SWHOA .....	info@swhoab.com or 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

## 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.

### HOME REPAIRS AND SERVICES:

To include your needs for issues with: plumbing, electrical, water heater replacement, spigots, faucets, toilets, disposals, mailboxes, bathrooms, and more. Free estimates. Call or text: 571-426-2126.

## MARKETPLACE/PROFESSIONAL SERVICES

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## REAL ESTATE

### PRIVATE OFFICES FOR RENT:

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

# BROADLANDS

## HOW TO PLACE A CLASSIFIED AD

- 1. COMPLETE ONLINE SUBMISSION FORM:** Visit [broadlandshoa.org/newsletter](http://broadlandshoa.org/newsletter). Select "Classified Ads" under the "Advertising Opportunities" tab and complete the online "Classified Ad Submission Form".
- 2. PAYMENT:** Select the "Classified Payments" button and input the full amount and credit card information. An HOA staff member will confirm receipt of the submission form and payment.

### OTHER INFORMATION

- **TEXT LIMIT:** Classified ads are limited to 40 words maximum.
- **DEADLINE:** The online form and payment must be received by the 5th of the preceding month (i.e. Jan 5th for inclusion in Feb's issue).
- **CANCELLATIONS:** Refunds are permitted if cancelled before the deadline date.
- **QUESTIONS?** Please email [info@broadlandshoa.com](mailto:info@broadlandshoa.com).

### MONTHLY RATES:

- **RESIDENT RATES:** - \$15.00 per ad (*\$15.00 per ad* - "For Sale" ads are free for Residents only - limit 1 month)
- **NON-RESIDENT RATES:** - \$25.00 per ad

*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.

## Summer Camp

### KidVenture Summer Camp

**Dates:** June 22-26: 9:00am - 12:00pm

**Ages:** 4 Years Old - 5th Grade

**Location:** Crossroads UMC, 43454 Crossroads Drive, Ashburn, VA 20147

Registration is now open for **KidVenture Summer Camp:** Snowball Mountain Challenge! It will be an unforgettable, winter-themed week of games, hands-on activities, music, and Bible stories where kids will grow in faith, confidence, and community while learning they can face any challenge with God's help. Each day explores faith-filled lessons like courage, sharing gifts, prayer, doing our best, and holding onto hope.

For more information and to register, visit <https://pci.jotform.com/form/253495813854165>.

Interested in volunteering, visit <https://form.jotform.com/260253943362153>.

## Briar Woods Athletic Boosters 2026 Annual Golf Tournament

**Date:** Monday, June 22, 2026,  
Check-in at 8:15am,  
shotgun start at 9:00am

**Location:** Brambleton Golf Course

**Contact:**

Bryan Muntzer at [president@bwboosters.org](mailto:president@bwboosters.org)

**Registration:** \$125/person; \$500/foursome

**Registration includes:**

- Golf
- Lunch
- 2 Drink Tickets
- 2 Mulligans
- 2 Raffle Tickets (over \$5,000 worth of prizes available)

**Sponsorships Available for:**

- Hole
- Longest Drive
- Drink Cart

**To register, visit**

**[www.bwboosters.org/events/golf-tournament](http://www.bwboosters.org/events/golf-tournament)**  
**or scan on the QR code above.**



## 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)

**Covenants & Violations Inspector:**

Brenden Watkins ♦ [bwatkins@broadlandshoa.com](mailto:bwatkins@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:**

Shashi Aadipudi ♦ 240-786-2323

Sean Burgess ♦ 240-397-0697

Michelle Frank ♦ 703-868-7937

John Horner ♦ 703-723-2333

Cliff Keirce ♦ 571-246-2415

William Kolster ♦ 571-438-2556

### 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)

	PRICE Month to Month	PRICE 6+ Months Prepaid Discount	PRICE 12+ Months Prepaid Discount
<b>INSIDE PLACEMENTS:</b>			
• 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.



# Dog Owner Etiquette

*As a responsible dog owner, it's important to manage your pet's behavior and follow certain rules of etiquette to ensure that you and your furry friend(s) are courteous members of the community. Following these guidelines can help you maintain good relationships with your neighbors and keep your dog safe and happy.*

## AS A RESPONSIBLE DOG OWNER...

### SCOOP THE POOP

It is important to remember to always scoop the poop and properly dispose of it. Not only is it the courteous thing to do for your community, but it also helps keep public spaces clean and safe for everyone. So the next time you take your dog for a walk, be sure to bring along a bag or use one of our many Mutt Mitt stations to pick up and properly dispose of your pet's waste.

### CALM YOUR BARK

It is important to be mindful of your pet's barking. Excessive barking can be a nuisance to your neighbors and disrupt the peace of the community. Avoid leaving them alone for extended periods as this can lead to boredom and excessive barking. If your dog does bark, be sure to address the issue promptly and consider using a bark collar or try seeking professional help if necessary. Remember, being a considerate dog owner means being mindful of your dog's impact on others.

### DON'T UNLEASH THE HOUNDS

It is important to keep your dog on a leash when in public spaces. This not only ensures their safety but also the safety of others around them. Always keep your dog on a leash while walking them in public areas such as parks, sidewalks, or trails. Also, make sure to choose the right leash length for your dog's size and strength. Remember, keeping your dog on a leash is not only a matter of following the rules and a safe practice but also a matter of being courteous to others.

### R-E-S-P-E-C-T

It is important to respect people who do not like dogs or are afraid of them. Even if you believe that your dog is friendly and harmless, not everyone may feel comfortable around them. It is important to be mindful of other people's feelings and avoid bringing your dog too close to them. If someone expresses their discomfort or fear around your dog, it is best to keep your dog at a safe distance or move away from them altogether. Remember, being a considerate dog owner means being respectful of others, even if they do not share your love for dogs.



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# BROADLANDS

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