



AUGUST 2026



BROADLANDS

Official Newsletter of the Broadlands Homeowners Association

Broadlands Live Kicks Off August 7th!

- Cumberland Road opens the summer concert series — see page 6 for details
- Middle Schoolers' Pool Party is on August 22nd — for more information, see page 16



SERVICE SPECIALTIES INC.

AIR CONDITIONING • HEATING • PLUMBING

Your Home's Comfort
is our Expertise!



At Service Specialties, we're not just your HVAC and plumbing experts — we're your neighbors. Family-owned and operated, and serving Northern Virginia for over 40 years, we're built on honesty, reliability, and genuine care for your comfort!

WHOLE HOME PROTECTION PLAN

Protect your home with the care it deserves.

Our Whole Home Protection Plan keeps your systems running safely and efficiently year-round — with routine maintenance, priority service, and exclusive member savings.

STARTING AT JUST \$15/MONTH!

Because your family's comfort and peace of mind matter to ours.



Scan to learn more
or join today!



Family Owned and Operated,
with you in mind!

When you choose SSI, you're choosing personalized service, familiar faces, and trusted care — from a family-owned company that's been keeping our community comfortable with integrity, expertise, and heart since 1979.



Air Conditioning • Heating • Plumbing



703.672.3364
ssihvac.com
14522B Lee Road, Chantilly, VA

BROADLANDS



IN THIS ISSUE:

Broadlands Live Concert Series Information	6
First Day of School Photos	7
Eagle Scout Builds Blue Bird Nest Boxes	12
Keep Pets Safe in the Heat	13
Pool Hours	14
Pool Registration	15
Middle Schoolers' Pool Party	16
Getting Your Hands Dirty	18
Sign Up For Dog Swim	19
Shallow Water Blackouts	25

EVERY MONTH

Board of Directors Meeting Info	3
This Month's Calendar	4
Manager's Message	5
Modifications Information	10
Covenants Corner	11
Clubs & Groups	20
Useful Numbers	23
Classifieds	24
HOA Contacts	25
Advertiser Directory	26

Board of Directors Upcoming Meeting

Tuesday, August 11th - 6:00pm

Board Meeting 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 July 14th Meeting Highlights

- Approved the minutes from the June 9, 2026 Board Meeting
- Discussed a request for Gaga ball and directed management to obtain a proposal
- Noted an error in a submitted form related to an owner's concerns regarding FSR's management of SWHOA funds
- Took no action regarding the request to remove rocks surrounding a playground on Mont Blanc Place
- Approved a request for a water polo scrimmage
- Reviewed rezoning applications and zoning determination requests provided by the county
- Rescheduled the September 8th meeting to September 15th
- Approved the revised Design Guidelines for House Numbers
- Approved the revised Design Guidelines for Mailboxes
- Approved an engineering consulting agreement for concrete and asphalt repairs from Gardner Engineering
- Approved a land acquisition request from Loudoun County for a shared use path on Claiborne Parkway
- Approved a proposal for strategic planning and organizational and operational assessment from Points North Strategies
- Approved a proposal for tennis court crackfill and color coat from Keystone Sports Construction
- Approved a proposal for turf renovation from HLS
- Conducted hearings and assessed charges for outstanding violations
- Reviewed delinquency reports
- Discussed staffing updates
- Reviewed pool incident reports

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.

AUGUST

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2 Friendship Day	3 National Watermelon Day	4	5 Modification Subcommittee Meeting 7:00pm - Virtual	6	7 Broadlands Live! 5:30 pm - HP	8 International Cat Day
9 Book Lovers Day	10 National Lazy Day Newsletter Submissions Due - 12:00pm	11 HOA Board Meeting 6:00pm - CH or Virtual	12 Modification Subcommittee Submissions Due 12:00pm Events Committee Meeting 8:00pm - Virtual	13	14 World Lizard Day	15
16 National Tell a Joke Day	17 LCPS First Day of School National Nonprofit Day	18	19 National Aviation Day Modification Subcommittee Meeting 7:00pm - Virtual	20	21 Senior Citizens Day	22 National Tooth Fairy Day Middle School Pool Party 6:30 - SW
23 National Beach Day	24 National Waffle Day	25	26 National Dog Day Womens Equality Day Modification Subcommittee Submissions Due 12:00pm	27	28	29
30	31					

Key: AO=HOA Administrative Office; CC=Community Center; HP=Hillside Park; SW - Southern Walk Pool

Strategic Planning

In April, the final unit settled over 30 years after the first one, setting a new milestone as a fully built-out community, so the Board of Directors is taking an important step to ensure we are well-positioned for the future. Over the coming months, the Association will undertake a comprehensive strategic planning and organizational assessment process designed to evaluate our current operations, gather community feedback, and establish a clear vision for the years ahead.

For much of Broadlands' history, the Association's focus has centered on supporting a growing community. With development now complete, it is the right time to shift our attention from growth management to long-term stewardship. As a mature community, we have an opportunity to examine our priorities, assess evolving resident expectations, and determine how best to preserve and enhance the quality of life that makes Broadlands a desirable place to live.

To ensure an objective and professional process, the Association will engage an independent third-party consulting firm to lead the assessment. The consultant will work closely with the Board, management team, committee members, residents, and other stakeholders to evaluate the organization's strengths, identify opportunities for improvement, and help establish strategic priorities for the future.

A key component of the process will be stakeholder engagement. Surveys and feedback opportunities will be distributed, and the consultant will compile and analyze all survey responses, helping to ensure that feedback is collected and evaluated objectively. Participants will have the opportunity to share their perspectives on community services, amenities, governance, communication, financial priorities, and emerging needs.

In addition to surveys, the consultant will conduct interviews, focus groups, and workshops to gain a deeper understanding of community priorities and challenges. The information gathered will help answer important questions, including:

- What are the community's highest priorities for the next five to ten years?
- How can the Association best maintain and enhance its amenities and infrastructure?
- What services and programs are most valued by residents?
- Are there opportunities to improve communication, engagement, or operational efficiency?
- How should Broadlands adapt to changing demographics and resident expectations?

The insights gathered through this process will be used to develop a strategic roadmap that guides

decision-making and resource allocation for years to come. The resulting plan will help the Board and management team align future initiatives with the needs and expectations of the community while ensuring the long-term sustainability of Association operations and assets.

Community participation will be essential to the success of this effort. We encourage all residents and stakeholders to take part when survey invitations and engagement opportunities become available. Your feedback will help shape the future direction of Broadlands and ensure that our community continues to thrive as we enter this next chapter.

More information about the strategic planning process, timeline, and opportunities for participation will be shared in upcoming communications. We look forward to hearing your ideas and working together to develop a vision that reflects the values and aspirations of the Broadlands community.

Sarah

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



Nature Center Grand Opening 2002!

Free Concert Series

Hillside Park 🎵 43051 Waxpool Road

August 7th & September 4th - 5:30-9:00pm

October 2nd - 5:30-8:00pm



2026
LINE UP

AUGUST 7th

5:30 - DJ Audio AJ

6:45 - Cumberland Road

Faithful renditions of the biggest 90's country hits from Brooks & Dunn, Shania Twain, Garth Brooks, Alan Jackson, and more.

SEPTEMBER 4th

5:30 - DJ Brian

6:45 - Scott Kurt & Memphis 59

A unique brand of country music blended with old school outlaw grit with elements of guitar-driven rock.

OCTOBER 2nd

5:30 - The Reflex

They'll rewind the clock and take you "back in time" by recreating the sounds, looks, and intensity of the best songs of the 80's.

BROADLANDS LIVE! offers the enjoyment of listening to cool tunes in our very own natural amphitheater. Bring your dancing shoes and enjoy the awesome vibes of all the performers! Bring your own picnic or let our

food truck vendors make your evening that much easier with a stress-free night of fun. Don't forget your blankets & folding chairs! In addition, there will be face painters and balloon animals from 5:30-8:00pm.

GOLD SPONSOR



Food Trucks at Concerts:

August 7th: Leo's Food Truck
Bruster's

September 4th: Two Smooth Dudes
Hershey Mobile

October 2nd: A Southern Fish Fry
Robeks

BYOB, but no glass permitted. Alcohol must be consumed in the beer garden.
Must be 21 years of age to consume alcohol - 100% ID check

This event is for Broadlands residents and their guests.
NO PETS ALLOWED | NO SOLICITING
Find us on Facebook, Instagram and
Broadlandslive.com



SILVER SPONSORS



ENTERTAINMENT SPONSOR:



First Day of School Photos

Got some great pics of your kids on their first day of school?

Send them in for publication in Our Neck of the Woods, Broadlands HOA's official newsletter. *Please email photos to newsletter@broadlandshoa.com by close of business, 5:00pm, Thursday, September 10th.*

We look forward to receiving photos of all our young residents to show off in the October newsletter!

Be a Good Neighbor

After mowing your lawn, please do not blow grass clippings onto your neighbor's driveway or the street. Use a leaf blower or broom to clean them up. If you use a side-shooting mower, aim the clippings away from the neighbor's property. The same courtesy applies to using a leaf blower: be sure to blow away from your neighbor's property and bag up the litter. Thank you.

Notary Services Available From HOA Office

Notary services are available at the HOA office, Monday - Friday, by appointment only. The fee is \$5.00 per notarized document and may be paid by cash, debit or credit cards.

Appointments are offered between 9:30am and 3:30pm. To schedule an appointment, please call 703-729-9711 or email Amy@Broadlandshoa.com.

To assure prompt service:

- Please sign all documents in the presence of the notary.
- Please bring a valid photo ID, such as a driver's license, passport, or U.S. military ID.
- All documents must be in English.
- If your documents require a witness, please arrange to bring one with you.

This service is provided to Broadlands' residents only.



Clarity Psychological Services
Talk to Someone Who Can Help

Comprehensive Autism & ADHD Testing for Children, Teens, and Adults

Our comprehensive clinical evaluation is designed to understand how a person communicates, relates to others, processes sensory information, and functions in daily life.

Prioritize your mental health and contact us to schedule!

If you have spent years feeling different, or if you are watching your child struggle in a world not built for them, Autism & ADHD testing can be the first step toward a structured, evidence-based plan to foster understanding, support, and belonging.

www.claritypsychological.com 703-261-4346 info@claritypsychological.com

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.

Zampiello **PAINT** Contractors, Inc.

"Quality Paint Services Since 1992"



**Painting your neighborhood
one home at a time**

Interior Painting • Exterior Painting
Rotten Wood Repair • Drywall Repair
Siding/Deck/Fence Pressure Wash
Deck Stain • Crown/Chair Rail Install

Call or visit us today!

703-263-1000
zampiellopaint.com

License & Insured
VA 2705033961A



yelp

14107 Mariah Court • Chantilly, VA 20151

The Only Company To Have Over 53 Years Of Satisfied Customers!

GARAGE DOOR PROBLEMS **FIXED FAST!**

Broadlands Homeowners... Take Advantage Of Our Money Saving **SUMMER** Garage Door **TUNE-UP OFFER** To Ensure Reliable, Quiet Operation and Safety.



Savings Coupon
UP TO **\$200 OFF**
SELECT NEW GARAGE DOORS
FROM ACADEMY DOOR & CONTROL

Savings Coupon
\$20 OFF
TUNE-UP SERVICE
FROM ACADEMY DOOR & CONTROL

- Delivering Results For Over Half a Century
- Professional and Certified Technicians
- We Fix Any Garage Door Problem
- We Install New Garage Doors
- We Install New Garage Door Openers
- We Replace Broken Springs
- We Replace Broken Cables
- We Replace Garage Door Rollers
- We Offer An Unbeatable Guarantee

**SAME DAY & 24 HOUR EMERGENCY
SERVICE 365 DAYS A YEAR!**

Have A Question?
We're Here TO HELP YOU...

703 596-8987

ACADEMY

DOOR & CONTROL CORP.

1973 • CELEBRATING 50 YEARS • 2023

www.AcademyDoor.com

Quality You See, Installation You Trust.



ProVia
THE PROFESSIONAL WAY

TRUSTED SINCE 1907
HODGES
WINDOWS & DOORS

(703) 532-0184

44190 Waxpool Road, #192, Ashburn, VA 20147 | HodgesCompany.com

Buy and Sell at the LAST Community Yard Sale of the Year

Saturday, September 26th, 8:00am - 2:00pm throughout the community. Rain or shine, come shop and sell at private residences throughout Broadlands.

If you would like to be included in the online listing of addresses, please complete the Yard Sale Submission Form on the website at broadlandshoa.org/yard-sale. ***It is the residents' responsibility to check the website to ensure inclusion and accuracy.*** Residents do not have to be on the list of participants to be part of the community yard sale.

Just shopping? You can also check the list of participants at broadlandshoa.org/yard-sale to see what items are for sale and view the community map for each unit.



Girls' Night Out Paint & Sip Party

Date: November 6, 2026

Time: 6:00pm - 8:30pm

Price: \$45.00 per person

Location: Broadlands Community Center,
43004 Waxpool Road

Your registration includes:

- Small bites
- One non-alcoholic beverage
- A fun evening of painting and socializing
- BYOB (Bring Your Own Beverage)

Please Note:

- *Must be 21 years of age or older to attend*
- *Event is for Broadlands residents only*

Gather your friends and join us for a creative, relaxing evening filled with art, laughter, and great company!

Registration opens August 1.



TerraCycle

The TerraCycle program offers a solution for recycling items that are typically hard to recycle, with the goal of reducing the amount of waste that ends up in landfills. Broadlands is participating in this initiative and provides two options for recycling everyday household items: toothpaste tubes and fabric care products.

To learn how you can get involved, please visit broadlandshoa.org/terracycle-committee. If you have any questions, feel free to email BroadlandsTerracycle@gmail.com.

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/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 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@email.smartwebs.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
July 29th	August 5th
August 12th	August 19th
August 26th	September 2nd
September 9th	September 16th
September 30th	October 7th
November 11th	November 18th

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

As part of our ongoing efforts to maintain the beauty and integrity of our community, our team is currently conducting inspections of homes for exterior maintenance issues.

What to Expect

Our focus will be on identifying and addressing the following concerns:

- Mildew and dirt on house siding
- Faded mailbox posts and lamp posts
- Faded and deteriorating shutters and doors

Additionally, please note that these inspections will include all structures located in both the front and back yards of your property.

Why This Matters

Regular maintenance not only enhances the aesthetic appeal of our neighborhood but also helps in preserving property values and ensuring compliance with our community covenants. All painted surfaces, including mailbox posts, lamp posts, shutters, and doors, should be regularly refreshed to avoid fading and peeling. Siding and trim should be power-washed to remove any mildew and dirt buildup. Yard areas should be neat and free of clutter.

How You Can Help

We kindly ask all residents to perform a self-check of their properties using the checklist included and address any of the highlighted issues as soon as possible. Your cooperation is greatly appreciated and helps us keep our community looking its best.

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.

Thank you for your continued support and attention to keeping our community a beautiful place for all!

Suzan Rodano,
Your Covenants Manager



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

A Project with Wings: Eagle Scout Builds Bluebird Nest Boxes

By: Karen McKevitt, Proud Eagle Scout Mom and Troop 1154 Volunteer



Hello Nature Lovers! If you've been enjoying the weather and beautiful nature around our Community Center, you've likely noticed seven birdhouses lining the Nature Trail. 17-year-old Broadlands Resident, and proud Eagle Scout, Jake McKevitt made this his Eagle Scout project last spring in conjunction with Loudoun Wildlife Conservancy (LWC) and permission from the HOA.

Jake has been a scout with our local Scouting America Troop 1154 since 2020. As a scout advances through their journey, they take on leadership roles and earn a minimum of 21 merit badges – 14 required. Once a Scout reaches the rank of Life Scout, it's time to start planning the Eagle Scout project.

An Eagle Scout project is not easy. It's a test of a youth's leadership, patience and planning skills. A scout must select a project and work with a beneficiary. For Jake, it was a natural fit. He chose to work with LWC for his Citizenship in the Community Merit Badge, monitoring bluebirds in Brambleton. When it was time to plan his Eagle project, Nest Boxes came to mind immediately. He already enjoyed seasonally checking in on his feathered friends and finding eggs and hatchlings. Once LWC said he could even build his own trail, the project was on! Not seeing any nest boxes in our community, Broadlands, this became a natural location.

With a proposal approval from the Scouting America Loudoun District and our HOA, planning and preparation was next, followed by leading fellow Scouts from Troop 1154 to build and install the boxes. Then, it's up to the birds! We wait for the birds to decide to nest.

Eastern Bluebirds are native to the area, but experienced a decline in species numbers, primarily affected by habitat loss. Unlike other bird species, the Eastern Bluebird is a captivity nester, so they will find a natural hollow in a tree or birdhouse. That's why these nest boxes have become so important for the species.

Starting in April and continuing through August, volunteers with LWC will check the nest boxes for nesting progress. If you've seen the monitors on the weekend, they have binders in hand to capture the progress of our native birds!

Native House Wrens, Tree Sparrows and Chickadees will also use the nest boxes, so volunteers are identifying the species based on the type of nest built. The fun part really begins when the eggs appear in the nest. Each type of bird has a different average number of eggs that are laid. Bluebirds average 5 eggs and can have 1-3 broods per season. While the others mentioned may lay more eggs, but only have 1-2 broods.

As of this writing in mid-May, all seven nest boxes have seen activity! Only three nest boxes were used after installation in 2025 - all House Wrens. We learned it could take up to two years for bluebirds to adapt and use the nest boxes. This year, we've already had two boxes of Chickadees hatch and fledge (fly away) totaling 15 birds. We have House Wrens building nests in a few more boxes this year, but our very first Bluebird nest and eggs are due to hatch any day now with 5 bluebirds.

Jake's Eagle Project may be done, but he proudly continues to volunteer with LWC to monitor the Community Center Trail. He's even introduced monitoring to fellow scouts to help them get conservation service hours and enjoy his new love of bird watching.

Volunteers are always needed as there are almost 70 trails across Loudoun (787 nest boxes). If you have interest in volunteering for a trail, please fill out the volunteer form on LoudounWildlife.org. The time commitment is usually 1 hour a month and comes with training.

Reminder: Please watch our wildlife from a distance and do not disturb the nest boxes unless actively volunteering with LWC on this trail!



Photos top to bottom left:
1. Jake McKevitt (L) and Owen Le, volunteer to monitor the Community Center Nest Boxes for Loudoun Wildlife. (May 2026)
2. The first Bluebird eggs on the Community Center Trail (May 2026)
3. Jake McKevitt and fellow Scouts install the first nest box. (May 2025)

Photo bottom right:
Jake McKevitt leading his fellow Scouts from Troop 1154 to build Nest boxes (April 2025)



Keep Pets Safe in the Heat

How to keep animals cool when temperatures soar

Sourced From: The Humane Society

The summer months can be uncomfortable - even dangerous - for pets and people. It's difficult enough simply to cope with rising temperatures, let alone thick humidity, but things really get tough in areas that are hit with the double blow of intense heat and storm-caused power outages, sometimes with tragic results.

We can help you keep your pets safe and cool this summer. Follow our tips for helping everyone in your family stay healthy while hot.

Practice Basic Summer Pet Safety

NEVER LEAVE YOUR PETS IN A PARKED CAR

Not even for a minute! Not even with the car running and the air conditioner on. On a warm day, temperatures inside a vehicle can rise rapidly to dangerous levels. On an 85-degree day, for example, the temperature inside a car with the windows opened slightly can reach 102 degrees within 10 minutes. After 30 minutes, the temperature will reach 120 degrees. Your pet may suffer irreversible organ damage or die. Learn how to help a pet left inside a hot car, www.humanesociety.org/resources/what-do-if-you-see-pet-parked-car by taking action or calling for help. Local law enforcement can follow this handy guide on how to proceed, www.humanesociety.org/sites/default/files/docs/investigating-heat-related-death.pdf.

Watch the Humidity

"High humidity amplifies the negative impact of high temperature on your pet—and in combination, these factors magnify the danger zone," says Dr. Barbara Hodges, DVM, MBA, of the Humane Society Veterinary Medical Association. "When animals pant, moisture from their lungs evaporates and helps reduce their body heat. But high humidity conditions hamper that process and their ability to cool themselves, and their body temperature can skyrocket—rapidly—to dangerous, or even lethal, levels." Taking a dog's temperature will quickly tell you if there is a serious problem. Dogs' temperatures should not reach over 104 degrees. If your dog's temperature does, follow the instructions below for treating heat stroke.

Limit Exercise on Hot Days

Take care when exercising your pet. Adjust the intensity and duration of exercise in accordance with the temperature. On very hot days, limit exercise to early morning or evening hours, and be especially careful with pets with white-colored ears, who are more susceptible to skin cancer, and short-nosed pets, who typically have difficulty breathing. Asphalt gets very hot and can burn your pet's paws, so walk your dog on the grass if possible. Always carry water with you to keep your dog from dehydrating.

Don't Rely on a Fan

Pets respond differently to heat than humans do. (Dogs, for instance, sweat primarily through their feet.) And fans don't cool off pets as effectively as they do people.

Provide Ample Shade and Water

Any time your pet is outside, make sure they have protection from heat and sun and plenty of fresh, cold water. In heat waves, add ice to water when possible. Tree shade and tarps are ideal because they don't obstruct air flow. A doghouse does not provide relief from heat—in fact, it makes it worse.

Cool Your Pet Inside and Out

Whip up a batch of quick and easy DIY pupsicles for dogs. And always provide water, whether your pets are inside or out with you. Keep your pet from overheating indoors or out with a cooling body wrap, vest or mat. Soak these products in cool water, and they'll stay cool (but usually dry) for up to three days. If your dog doesn't find baths stressful, see if they enjoy a cooling soak.

Watch for Signs of Heatstroke

Extreme temperatures can cause heatstroke. Some signs of heatstroke are heavy panting, glazed eyes, a rapid heartbeat, difficulty breathing, excessive thirst, lethargy, fever, dizziness, lack of coordination, profuse salivation, vomiting, a deep red or purple tongue, seizure and unconsciousness. Animals are at particular risk for heat stroke if they are very old, very young, overweight, not conditioned to prolonged exercise, or have heart or respiratory disease. Some breeds of dogs—like boxers, pugs, shih tzus and other dogs and cats with short muzzles—will have a much harder time breathing in extreme heat.

How to Treat a Pet Suffering From Heatstroke

Move your pet into the shade or an air-conditioned area. Apply ice packs or cold towels to their head, neck and chest or run cool (not cold) water over them. Let them drink small amounts of cool water or lick ice cubes. Take them directly to a veterinarian.

Prepare for Power Outages

Before a summer storm takes out the power in your home, create a disaster plan to keep your pets safe, www.humanesociety.org/resources/pet-disaster-preparedness from heat stroke and other temperature-related trouble.

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
Summertime Hours (Jun 13-Aug 16)			
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 for updates to lap swim dates

During School Hours (Aug 17-Sep 7)			
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



*For all pool related information,
visit broadlandshoa.org/pool*



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 be aware that pool decks and general pool areas are not available for reservation, except for the Recreation Pool area at the Community Center Pool. To rent the Recreation Pool, a **Recreation Pool Rental Form** must be submitted instead of the Pool Party Request Form. Rental fees apply for the Rec Pool. For more information, please email Julie at pools@broadlandshoa.com or call the HOA office at 703-729-9704, option 4.

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 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 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.
 - **Nannies** - select “Other – Live-in Nanny.”
 - **Long-Term guests**, select “Other-Longterm.” Must pay first at 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.
 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. 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 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 and updates.

QUESTIONS? Email pools@broadlandshoa.com or call 703-729-9704, option 4.

MIDDLE SCHOOL POOL PARTY

AUGUST 22ND 6:30PM-9:00PM
SOUTHERN WALK POOL
43081 VILLAGE DRIVE

ALL CURRENT 2026-2027
6TH, 7TH, AND 8TH GRADE
BROADLANDS RESIDENTS
ARE WELCOME!

**MIDDLE SCHOOLERS CAN ONLY
ATTEND BY REGISTERING!**

[BROADLANDSHOA.ORG/MSPOOL-PARTY](https://broadlandshoa.org/mspool-party)



VALID POOL PASS IS REQUIRED!
**NO PARENTS ALLOWED UNLESS
YOU ARE VOLUNTEERING!**

Lightning Safety Tips - Outdoor Safety Tips

Centers for Disease Control and Prevention, <https://www.cdc.gov/lightning/safety/>

Outdoor Safety Tips

Although no place outside is safe during a thunderstorm, you can minimize your risk by assessing the lightning threat early and taking appropriate actions. The best defense is to avoid lightning. Here are some outdoor safety tips that can help you avoid being struck.

Be aware, check the forecast.

Thunderstorms with lightning in the mountains occur most often during the summer months, in the late afternoon or evening.

- Check the weather forecast before participating in outdoor activities. If it calls for thunderstorms, postpone your trip or activity, or make sure suitable where safe shelter is readily available.

Learn how to read the weather

- Watch for the development of large, well-defined rising cumulus clouds. Cumulus clouds have flat bases and dome or cauliflower shapes. Cumulus clouds can develop into thunderstorms.
- Once clouds reach 30,000 feet, a thunderstorm is generally developing, and it is time to head for safety. As clouds become darker and more anvil-shaped, a storm is already in progress.

Watch and listen for distant storm activity

- Watch for distant lightning and listen for distant thunder. You might hear thunder before you see lightning on a bright day.
- If you hear thunder or see lightning, seek shelter indoors and away from water.

When thunder roars, go indoors

Remember the phrase, "When thunder roars, go indoors."

- Find a safe, enclosed shelter when you hear thunder. Even if you see blue sky, you could still be in danger.
- Don't resume outdoor activities for at least 30 minutes after the storm. The beginning and the end of a storm are the most dangerous times.
- If you hear thunder while you are at the beach, find a safe, enclosed shelter, such as your car. **DO NOT** seek shelter under beach picnic shelters.

Avoid open spaces, vehicles, or structures

- Stay away from open spaces such as golf courses, parks, playgrounds, ponds, lakes, swimming pools, and beaches.
- Avoid open vehicles such as convertibles, motorcycles, and golf carts.
- Avoid open structures such as porches, gazebos, baseball dugouts, and sports arenas. These structures won't protect you from lightning.

Don't leave your pet outdoors

DO NOT leave your pet outdoors or chained to a tree during a lightning storm. Doghouses are **NOT** safe shelters; bring your pet inside immediately.

If you are caught outside with no safe shelter nearby:

- Immediately get off elevated areas such as hills, mountain ridges, or peaks.
- Never lie flat on the ground. Crouch down in a ball-like position with your head tucked and hands over your ears so that you are down low with minimal contact with the ground.
- Never shelter under an isolated tree. If you are in a forest, shelter near lower trees.
- Never use a cliff or rocky overhang for shelter.
- Immediately get out of and away from ponds, lakes, and other bodies of water.
- Stay away from objects that conduct electricity such as barbed wire fences, power lines, or windmills.

If you are out in the open water and a storm rolls in, return to shore immediately

- If you are on a boat in open water when a thunderstorm rolls in, return to shore immediately and seek shelter. Once on land, get at least 100 yards away from shore.
- If you are unable to return to shore, boats with cabins offer some protection. When inside the cabin during a lightning storm, stay away from all metal and electrical components, including the radio, unless it is an emergency.
- If caught in a storm in a small boat with no cabin, drop anchor and get as low as possible.

Separate from others

If you are in a group during a thunderstorm, separate from each other. This will reduce the number of injuries if lightning strikes the ground.

Do not seek shelter near tall structures

Stay away from tall structures, such as telephone poles and trees; lightning tends to strike the tallest object around.

Don't carry metal

- Don't carry any metal objects, such as golf clubs, fishing poles, umbrellas, or backpacks with metal frames. Metal doesn't attract electricity, but it is a good conductor. Your chances of a direct hit are higher when you are carrying a conductor above shoulder level.
- Be sure to avoid other metal objects as well, such as wire fences. You are more likely to be burned if you are in contact with metal when you are struck by lightning.

Why Getting Your Hands Dirty Might Be One of the Best Things You Can Do For Your Mental Health

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

While gardening has long been valued as a peaceful hobby, recent research has moved gardening from the "leisure" category into a legitimate mental health clinical intervention. Organizations ranging from Texas A&M University (2024) to PubMed-indexed meta-analyses (2025) have highlighted that nature-based activities are an effective, science-backed form of therapy for mental well-being. Whether you're tending to an expansive backyard or a few herbs on a windowsill, here's how the act of growing plants reshapes your brain and body.

1. The "Soil-Serotonin" Connection

One of the most fascinating biological links between gardening and happiness lies in the dirt itself. Research reaffirmed by the IDEP Foundation (2024) shows that *Mycobacterium vaccae*, a harmless bacterium found in soil, triggers the release of serotonin in the brain. (Serotonin is the "feel-good" chemical that helps regulate mood and anxiety.) This microbe stimulates cytokine production, mimicking the effects of antidepressant medications like Prozac. In essence, the soil acts as a natural antidepressant, activating the release of happiness chemicals every time you repot a plant or pull a weed. Simply handling healthy soil with bare hands provides an accessible, natural way to regulate mood and reduce anxiety.

2. Decreasing Cortisol Levels

Gardening is a proven stress-killer. Multiple studies, including recent clinical reviews of Social and Therapeutic Horticulture (STH) and research from the Emory Healthy Aging Study (2025), show that as little as 20 to 30 minutes of gardening significantly lowers levels of cortisol, the body's primary stress hormone. This results in a shift from the "fight or

flight" sympathetic nervous system to the "rest and digest" parasympathetic state, leading to improved heart rate variability and an immediate sense of calm.

3. Combatting Attention Fatigue

In a world of constant digital pings and general digital burnout, our "directed attention" (the kind used for work and screens) becomes exhausted. According to Attention Restoration Theory (ART)—a concept extensively explored in research by Plant Plan (2025)—gardening utilizes "soft fascination." Watching a leaf unfurl, a bee land on a flower, and flowers boom effortlessly captures your interest. This allows the brain's cognitive filters to rest, reducing mental fatigue and improving focus once you return to daily tasks. In fact, a 2025 Texas A&M College of Architecture report found that students with views of greenery or access to gardens recovered from mental fatigue faster and performed significantly better on attention-based tasks.

4. Building Academic and Emotional Resilience

Gardening is now being used to help students and community members navigate high-pressure environments. The 2024 National College Health Assessment Report (NCHAR) noted that 30% of students experience unhealthy levels of academic-related anxiety. A 2025 study with university students found that engaging in therapeutic horticulture significantly increased academic resilience and



Summary of Gardening Benefits Research

Benefit	Research	Key Finding
Mood Regulation	IDEP Foundation (2024)	Soil microbes (<i>M. vaccae</i>) act as natural antidepressants.
Stress Reduction	Emory Healthy Aging Study (2025)	20–30 mins of gardening lowers cortisol most effectively.
Cognitive Recovery; Improved Attention	Texas A&M University (2025)	Green spaces significantly reduce "Attention Fatigue."
Clinical Efficacy	PubMed Systematic Review (2024)	STH (Social & Therapeutic Horticulture) reduces clinical depression.
Brain Growth	MDPI / Neuroscience Reviews (2025)	Gardening stimulates BDNF, supporting neuroplasticity.



\$7 per dog per
time slot. One
time slot per
resident.

DOG SWIM

Time Slots

9:00 AM – 9:50 AM
10:00 AM – 10:50 AM
11:00 AM – 11:50 AM

**SEPTEMBER 12TH, 9AM-12PM, RAIN OR SHINE
SUMMERBROOKE POOL, 21580 DEMOTT DRIVE**

**CLOSE OUT THE SUMMER WITH A TAIL-WAGGING EVENT AS
YOUR PLAYFUL POOCH ENJOYS EXERCISE, SOCIAL TIME,
AND A CHANCE TO MAKE NEW FRIENDS**

Sign your dog up for one slot and print out your waiver at:
firstserviceresidential.myeventscenter.com/event/124178

Sign-up closes at 12:00 PM on Wednesday, Sept. 9th

Dogs must be:

- At least 6 months old
- Spayed or neutered
- Friendly and used to group play
- Physically fit for swimming and playing
- Capable of safely exiting a swimming pool

Owners must sign a liability waiver and bring proof of current rabies vaccination.

You are responsible for supervising and cleaning up after your pooch.

Kiddie / Wading pool open for smaller breeds.

To ensure your pup's safety, we will have lifeguards on duty.

Broadlands residents only

This event is hosted in partnership with Stream Valley Vet Hospital.

BROADLANDS



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 meeting will meet on August 12th.* Meetings are virtual unless otherwise noted. For more info and the Zoom link, email Crystal Boswell, Events Manager, at 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.

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. A variety of activities are offered throughout the year. 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.

JUNIOR WOMAN'S CLUB OF LOUDOUN (JWCL)

Make a Difference. Make Friends. Join JWCL! The Junior Woman's Club of Loudoun is comprised of women (average ages 25-45) dedicated to serving our community through volunteer projects, fundraising, leadership opportunities, and friendship. Whether you have a few hours a month or a passion for community service, there's a place for you. Learn more at jwcl.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 Briar Woods HS and feeder schools. We meet in person every other Friday at 8:00am. Contact Jocelyn for more information at 909-561-8560 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.

gardening continued from page 18

overall perseverance. Gardening teaches unique psychological lessons. According to the NCHAR, "Plants don't always grow as planned. Dealing with a wilted seedling or a surprise frost helps gardeners practice patience and problem-solving, which translates into better emotional regulation in high-stress environments." Further, a 2025 Rutgers University (NJAES) study on community gardens found that the "goal-setting and harvest" cycle of gardening fosters emotional resilience. It teaches patience and the "tolerance of imperfection," which helps individuals manage stress in other areas of life.

5. Neuroplasticity and Brain Health

Gardening isn't just a mood booster; it's a workout for the brain. Recent neuroscience reviews, including a 2025 Multidisciplinary Digital Publishing Institute (MDPI) report on the Brain-Derived Neurotrophic Factor (BDNF) Interactive Model, show that the combination of engaging in the planning,

digging, and sensory tracking of a garden with the physical activity and cognitive stimulation involved, increases BDNF. This protein supports neuroplasticity—the brain's ability to grow new connections—which is vital for memory and protecting against cognitive decline and dementia.

You don't need a green thumb to experience the mental health benefits of gardening, such as lower anxiety, mood elevation, improved focus and clarity, and higher self-esteem. These improvements come from the process of nurturing, not the perfection of the result. Even 20 minutes of caring for a plant can be a powerful tool for your well-being. Tending a garden—no matter how small—is a scientifically validated path to a more resilient mind. So go to the nursery, buy some plants, spend time in your garden, and know that this investment in your hobby can bolster your overall mental health.



A BEAUTIFUL HOME DESERVES A BEAUTIFUL DRIVEWAY!

YOUR DRIVEWAY & PARKING LOT MAINTENANCE SPECIALISTS

When it's time for driveway work, it's time to call **Collegiate Sealers & Paving**.
The area's most trusted name in driveway maintenance since 1988.



**REMOVE & REPLACE DRIVEWAYS • OVERLAYS • ADDITIONS
DRIVEWAY REPAIRS • DRIVEWAY SEALCOATING**



703.542.5555 | REPAVEMYDRIVEWAY.COM | INFO@COLLEGIATESEALERS.COM

Discount applied when you schedule with a neighbor!



PROTECT YOUR HOME BEFORE FALL

Schedule your Roofing Project
This August & **SAVE!**



FINISH BEFORE FALL

Lock in your installation before busy fall schedules.



PROTECT BEFORE STORM SEASON

Replace aging roofing before heavy rain and wind arrive.



PEACE OF MIND

Enjoy knowing your home is protected heading into cooler weather.



LIMITED TIME OFFER!

40% OFF* INSTALLATION COST
FULL ROOF REPLACEMENT

*Minimum project \$9900. Special terms and conditions apply. Must present coupon at time of appointment. Offer Valid thru Labor Day.



SCAN HERE
to schedule your
free estimate today!



571.569.4665
www.pondroofing.com

DON'T WAIT UNTIL THE LEAVES FALL. PROTECT YOUR HOME TODAY.

ROOFING ★ SIDING ★ WINDOWS ★ DOORS ★ SKYLIGHTS ★ COMPLETE GUTTER SYSTEM

TRUSTED BY HOMEOWNERS FOR NEARLY 40 YEARS.

CALL TODAY

- Interior & Exterior Painting
- Kitchen Cabinet Painting/Refinishing
- Carpentry
- Wallcovering Installation/Removal
- Plaster/Drywall Repair

Learn More



WWW.TECHPAINTING.COM T: (703) 684-7702



**Tech
Painting
Co.**
SINCE 1987

DID YOU KNOW?

Loudoun County offers a diverse range of recycling programs designed to help residents engage in sustainable practices. These initiatives provide convenient options for recycling various materials, ensuring that waste is minimized and resources are conserved.

Below is a list of the available programs that residents can take advantage of to support their recycling efforts. Program information and schedules can be found at www.loudoun.gov/recycling:

- **Bicycle Exchange Program** – ongoing
- **Electronics Recycling** – next event on Saturday, September 12th
- **Food Waste Composting** – ongoing
- **Glass Bottle & Jar Recycling** – ongoing
- **Household Hazardous Waste** – next event on Saturday, September 19th
- **Recycling Bin Loan Program for Special Events** – ongoing

The county does not offer plastic bag recycling; however, Broadlands Association participates in a plastic bag recycling program. Residents may drop off certain plastics in the shed located behind the HOA building adjacent to the trash enclosure. See Broadlandshoa.org/outreach for details.



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
SWHO A	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

MUSIC LESSONS

MINTONS ACADEMY OF MUSIC – STUDIO M Your Neighborhood Music School Since 2002:

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

HOME SERVICES

CLEANING SERVICES:

Maria's Star Residential Cleaning 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

MARY KAY:

Refresh and Rehydrate your Skin. As summer heats up, keep your skin cool, calm, and collected with products that restore hydration and reduce the appearance of redness. The *Mary Kay Botanical Effects* line is perfect for giving your skin the love it deserves. Try the Hydrating Gel and Revitalizing Mask for a refreshing experience. 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. COMPLETE ONLINE SUBMISSION FORM:** Visit 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.

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.

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.

Shallow Water Blackouts

- In June 2025, 8-year-old Dylan Smith nearly drowned in a South Florida backyard pool after swimming lengths underwater while holding his breath. Family members and a neighbor began CPR, and he survived after emergency treatment and rehabilitation.
- In July 2022, George Baker lost consciousness while swimming underwater in a pool after hyperventilating before a breath-hold dive; his father, Professor Andrew Baker, and sister performed rescue and resuscitation, and the case later helped motivate a research report on shallow water blackout and hypoxic blackout.
- In April 2021, a 21 year old college student and athlete died while on spring break in Panama City Beach, Florida. He attempted to swim around a pool's island in a single breath in a 4-foot-deep pool. He lost consciousness and could not be revived.

Many of our residents (frequently children) enjoy seemingly innocent games of holding their breath underwater. These are normally done either to play/swim underwater or compete against one another to see who can hold their breath the longest. Whether playing with friends or challenging themselves, people young and old take on the challenge. While this age old pastime may seem perfectly harmless, it can easily turn into a deadly game. The problem is that swimmers take several deep breaths quickly in succession and forcefully exhale to try to extend the amount of time their breath can be held. This may result in hyperventilation. This is an extremely dangerous practice that can easily lead to shallow water blackout, or the unexpected passing out of someone underwater because there isn't enough oxygen in the blood. Hyperventilation and breath holding trick the body into thinking that it has more oxygen than it does and anyone can blackout. Most blackout victims have no prior medical conditions, they are physically fit, and there is no warning. Swimmers will not struggle to reach the surface; they will simply go unconscious. For these reasons, our guards are trained to put a stop to these games by whistle blowing and speaking to those partaking in this type of activity.

Shallow Water Blackout, also known as Hypoxic Blackout, is killing swimmers all over the country. At least 5 swimmers have died since 2008. At least 18 more have been successfully rescued after losing consciousness following extended breath holding—incidents which could easily have ended in a fatal result had they not been identified in time. During this same amount of time, 5 children who could not swim died from drowning in YMCA pools—the equal number of deaths seen from Shallow Water Blackout.

For more than a decade, the aquatic safety
Shallow Water Black Out continued on page 27

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 and voice: 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:

Natalie Ihanainen ♦ Newsletter@broadlandshoa.com

Aquatics Director and Community Outreach Coordinator:

Julie Holstein ♦ julie@broadlandshoa.com

Events Manager:

Crystal Boswell ♦ events@broadlandshoa.com

Receptionist & Community Center Rentals:

Joanne Hang ♦ joannehang@broadlandshoa.com

BOARD OF DIRECTORS

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:

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

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

Advertiser Directory

EDUCATION SERVICES

Wize Computing Academy 28

HOME SERVICES

Academy Door & Control Corp 8

Collegiate Sealers..... 21

Hodges 8

P&M Contracting 28

Pond Roofing 22

S & B Cleaning Team 27

Service Specialties Inc. (SSI) 2

Tech Painting 22

Zampiello Paint Contractors, Inc. 8

MEDICAL & MENTAL WELLNESS

Clarity Psychological Services..... 7

PETS

Stream Valley Veterinary Hospital 27

PROFESSIONAL SERVICES

Lori Christ CPA, LLC 28

REAL ESTATE

Gallardo Real Estate Group 28



BROADLANDS

Newsletter Advertising Rates and Sizes

COLOR DISPLAY ADS

Size & Location • Rates are per issue

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

INSIDE PLACEMENTS:

	PRICE Month to Month	PRICE 6+ Months Prepaid Discount	PRICE 12+ Months Prepaid Discount
• Eighth Page (3.75" wide x 2.41" tall)	\$125	\$100	\$75
• Quarter Page (3.75" wide x 5.00" tall)	\$225	\$215	\$200
• Half Page	\$430	\$400	\$375

Horizontal: 7.66" wide x 5.00" tall

Vertical: 3.75" wide x 10.16" tall

• Full Page	\$1000	\$900	\$850
-------------------	--------	-------	-------

7.66" wide x 10.16" tall

INSIDE COVER PLACEMENTS (Contact for Availability):

• Quarter Page (3.75" wide x 5.00" tall)	\$250	\$225	\$210
• Half Page	\$450	\$425	\$400

Horizontal: 7.66" wide x 5.00" tall

Vertical: 3.75" wide x 10.16" tall

• Full Page	\$1050	\$950	\$900
-------------------	--------	-------	-------

7.66" wide x 10.16" tall

OUTSIDE COVER PLACEMENTS (Contact for Availability):

• Quarter Page Horizontal Banner	\$275	\$250	\$240
--	-------	-------	-------

7.66" wide x 2.75" tall

• Quarter Page (3.75" wide x 5.00" tall)	\$275	\$250	\$240
--	-------	-------	-------

• Half Page	\$475	\$455	\$435
-------------------	-------	-------	-------

Horizontal: 7.66" wide x 5.00" tall

• Full Page	\$1050	\$950	\$900
-------------------	--------	-------	-------

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

SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

- For inquiries, please contact Jeff Walter via email at jwalter@e-gcg.com 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.





"Modern Medicine, Hometown Hospitality"

"All pets deserve Concierge Care. We have been the other family doctor for many local families spanning 20 years! We strive to ensure that your best friend enjoys a long and comfortable life with your family."

Mary A. Corey, D.V.M.

Preventive & Diagnostic Medicine

• Surgery & Dentistry • Obedience Classes •
Boarding • Doggie Daycare • Professional Grooming

Emergencies	Behavior Consultations	Exotic Care
Pet emergency? Let us triage and treat or stabilize!	Listening troubles? We'll "Better the Bond" by helping solve any behavior issues.	Furry, feathered or scaled pet not feeling well? We will be their doctor too.



Hours of Operation
Monday - Friday: 7 AM - 7 PM
Saturday: 8 AM - 3 PM
Sunday (boarder pick up only): 5 PM - 7 PM



Modern Medicine • Hometown Hospitality
Stream Valley Veterinary Hospital



We're just a few feet away!

703.723.1017
42902 Waxpool Road
Ashburn, Virginia 20148
www.streamvalleyvet.com

Follow us!



@streamvalleyvet



Shallow Water Black Out continued on page 25

community has been highlighting the dangers of Shallow Water Blackout. Broadlands Association and High Sierra Pools have banned this practice in our swimming pools. It is important to note that USA Swimming, the largest competitive swimming organization in the world with more than 360,000 participants now bans hypoxic training for competitive swimmers. So does the American Red Cross and the YMCA. The reason why many people are unaware of this particular problem is that when someone dies of Shallow Water Blackout the Coroner simply states "drowning" as the real cause and the problem is swept under the rug. Genetic Drowning Triggers like Long Q-T, RyR2, and seizure disorders are all precipitated by prolonged breath-holding that is competitive and repetitive. As Dr. A.J. Craig stated more than 50 years ago after having watched his Princeton Swim Team Co-captain kill himself, "One breath, One Time; One Length, One Time."

- Never swim alone. Even when lifeguards are present, swim with a buddy.
- Do not attempt long underwater swims or timed breath-holding.
- No breath-holding competitions, either for time or distance.
- Never hyperventilate prior to swimming.
- Don't resist the urge to breathe: always come up for air when your body tells you to.

RESIDENTIAL AND COMMERCIAL CLEANING



Professional, Reliable, Affordable

Expert deep cleaning for every corner
eco-friendly & advanced cleaning equipment

FREE ESTIMATE!

Special first-time offer!
recurring & deep cleaning

Serving: Loudoun County & Fairfax county!

CONTACTS

571-264-0188
teamsbcleaning@gmail.com
@sbcleaningteamllc
SB Cleaning Team LLC



Our Website!

GET A SPECIAL OFFER ON YOUR FIRST DEEP-CLEANING TODAY!

BROADLANDS

21907 Claiborne Parkway
Broadlands, VA 20148

Lori Christ, CPA LLC

- ✓ Individual Tax Planning & Preparation
- ✓ Bookkeeping for Small Businesses
- ✓ Monthly Financial Statements
- ✓ Business Tax Consulting & Preparation
- ✓ Small Business Set up
- ✓ Sales Tax Returns, Payroll Tax Reports

Lori@LoriChristCPA.com ♦ 703-304-5173

Certified Public Accountant Serving Northern Virginia
Enrolled to Practice before the IRS

P&M CONTRACTING

Your Local HandyMan Specialist

Honey-Do-Lists, Projects, & Much More!
**Installation & Repair of Roofing,
Siding, Fencing, and Gutters!**

Free Estimates

Contact Mike at 703-862-0415
or Mike.Rosario@verizon.net

Broadlands Resident Since 1999 ♦ Class A License and Insurance

WIZE

Computing Academy

Website: wizeacademy.com
Email: info-abn@wizeacademy.com
Txt/Whatsapp: 571-741-9053

Wize Computing Academy's STEAM Club is Coming!

- **Who is the club for?** For Kids at Grades K - 6
- **When?** Weekly, mid-Sept to Dec 2026
- **What do we offer?** Robotics, Design, Coding, AI and Entrepreneurship. Examples below!

3D Wonders



3D design, printing & presenting your creations!

PupTank



Shark Tank Club but with Lego Robots!

Why Wize Computing Academy?

- ✓ Proven success in 12+ states
- ✓ Based on K-12 standards and vetted instructors
- ✓ Club curriculum helps build teamwork & presentation skills

Free Trial Class

- **When?** Aug 20th (Thursday) @ 6 - 7 PM
- **Where?** Broadlands Community Center
(43004 Waxpool Rd, Ashburn, VA 20148)

Free sign up - Tell us about your interests, attend our trial class and get a discount on actual class!



Free Signup/Survey URL: <https://tinyurl.com/WizeBroadlands>



The Broadlands' market has changed considerably over the years, and I have been here through it all. That depth of experience allows me to provide my clients with informed, strategic guidance that goes far beyond the surface-level data.

Recent Sales



21328 Marsh Creek



21364 Scara Pl.

Patricia Gallardo

c. 703.980.4594
pkghomes@gmail.com
www.patriciakgallardo.com



42839 Champney Ct.

Hunt Country | Sotheby's
INTERNATIONAL REALTY