

OCTOBER 2026

BROADLANDS

**HAVE A SPOOKTACULAR
HALLOWEEN!**



- GET READY TO ROCK—BROADLANDS LIVE'S FINAL CONCERT HITS THE STAGE FRIDAY, OCTOBER 2ND, PAGE 6
- EAT, DRINK AND BE SCARY AT THE 3RD-5TH GRADERS HALLOWEEN PARTY ON FRIDAY, OCTOBER 23RD, PAGE 16
- GRAB YOUR COSTUMES AND GET READY FOR GHOULISH FUN AT THE KIDS' HALLOWEEN CONTEST ON SUNDAY, OCTOBER 25TH, PAGE 17

Official Newsletter of the Broadlands Homeowners Association



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Board of Directors Upcoming Meeting

Tuesday, October 13th - 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 September 15th Meeting Highlights

- Approved the minutes from the August 11, 2026 Board Meeting
- Appointed Cliff Keirce as Vice President and Dawne Holz as Secretary/Treasurer
- Filled the current Board vacancy by appointing the candidate who received the next highest number of votes in the most recent election, contingent upon confirmation of eligibility and willingness to serve
- Received and discussed resident comments regarding the proposed data center on the 57-acre parcel located at Broadlands Boulevard and Belmont Ridge Road
- Determined that the Association lacks the authority to adopt a rule prohibiting smoking within privately owned townhome units. The Board advised the resident to address concerns directly with their neighbor and contact local law enforcement if necessary
- Deferred approval of a pool management contract to the October meeting
- Approved the five-year waste management proposal provided by Patriot Disposal Services for twice weekly trash services, subject to final approval of the associated contract
- Discussed the Terracycle program, noting the requirement for ongoing volunteer support
- Approved the snow services contract
- Conducted hearings and assessed charges related to unresolved covenant violations
- Reviewed delinquency reports and related collection matters
- Approved a homeowner payment plan request
- Reviewed a pool incident report
- Discussed financial inquiries raised by a former board member
- Appointed volunteers to lead a General Manager Search Committee

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.

OCTOBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 International Coffee Day World Vegetarian Day	2 Broadlands Live! 5:30 pm - HP	3
4	5 World Habitat Day World Teachers' Day	6 National Taco Day	7 Walk to School Day Modification Subcommittee Meeting 7:00pm - Virtual Events Committee Meeting 8:00pm - Virtual	8	9 Newsletter Submissions Due - 12:00pm	10 World Mental Health Day
11	12 Indigenous Peoples' Day HOA Offices Closed for Indigenous Peoples' Day	13 International Day for Disaster Reduction HOA Board Meeting 6:00pm - CH and Virtual	14 Modification Subcommittee Submissions Due 12:00pm	15	16	17 National Pasta Day
18	19	20	21 Modification Subcommittee Meeting 7:00pm - Virtual	22	23 3rd-5th Graders Halloween Party 6:00pm - CC	24 United Nations Day
25 Kids Halloween Costume Contest 12:00pm - AO	26 National Pumpkin Day	27 Black Cat Day	28 National Chocolate Day	29 National Cat Day World Stroke Day	30 National Candy Corn Day	31 Halloween National Trick or Treat Day

Key: AO=HOA Administrative Office; CC=Community Center; HP=Hillside Park; SB - Summerbrooke Pool

Protecting Property Values Through Budget and Reserve Planning

For most people, purchasing a home is the largest investment they will make in their lifetime. A homeowners association helps safeguard that investment by preserving, protecting, and enhancing property values. However, property values are built on more than individual homes. The condition of the community's roads, trails, pools, playgrounds, landscaping, buildings, and other assets shapes quality of life, curb appeal, buyer perception, and confidence in the association. A proactive budget and reserve program helps protect those assets, and the investment each homeowner has made in the community.

The operating budget and reserve study are complementary tools. The operating budget addresses the expected annual services and expenses. The reserve plan addresses longer-term capital obligations. During budget preparation, management and the Board use both tools to evaluate the association's overall financial picture and decide whether adjustments are needed.

Reserve funds are dollars set aside for the future repair, restoration, and replacement of major common-area components. They are distinct from the operating budget, which pays for recurring day-to-day expenses such as trash service, landscaping, pool management, routine maintenance, administration, and other annual services.

A reserve study provides the Association with a long-range planning tool. It identifies significant components, evaluates their condition, estimates their remaining useful life, forecasts replacement or major-repair costs, and helps establish a funding path. The purpose is practical: anticipate substantial costs before they become emergencies and reduce the risk that homeowners absorb due to unexpected special assessments or loans.

Timely repair and replacement keep common assets safe, usable, and attractive. Well-maintained amenities and infrastructure help the community present well to current residents and prospective buyers. Just as importantly, preventive care can avoid the higher cost and disruption that arise when a manageable issue is allowed to become a major failure.

Major capital expenses can affect assessments, resale discussions, and homeowner confidence when they arrive unexpectedly. Reserve planning does not eliminate costs; it helps the association forecast them, spread funding more thoughtfully over time, and evaluate options before a component reaches a critical point.

A professional reserve study gives the

Association an important baseline. It should be reviewed regularly and updated as component conditions, costs, completed projects, and community priorities evolve. Virginia law requires associations to obtain a reserve study at least every five years and to review the results annually; the Board then determines whether annual budget and assessment adjustments are appropriate to maintain reserves.

Between formal studies, actual conditions may change. A component may be replaced early after an unexpected failure, last longer because of effective maintenance, or carry a higher replacement cost because of material, labor, or market changes. Treating the reserve plan as an active management tool helps prevent outdated assumptions from driving current decisions. Broadlands uses Living Reserve Study, a cloud-based reserve fund planning suite that maintains a more current view of the association's reserve components between the five year major study updates.

The association must balance the condition of assets, the reserve fund's financial position, projected construction costs, and the impact of assessments. The Living Reserve Study provides a plan and tracks how projects are scheduled, deferred, reprioritized, or funded differently as conditions change. It allows the Association to track reserve-component inventory and update *Reserve Planning continued on page 23*

OPERATING BUDGET AND RESERVE STUDY

Complementary financial tools for protecting Broadlands' community assets and property values

COMPARISON	OPERATING BUDGET	RESERVE STUDY & PLAN
Primary purpose	Plans and funds expected recurring services and annual expenses.	Plans and funds future major repair, restoration, and replacement needs.
Time horizon	Current fiscal year; reviewed during annual budget preparation.	Multi-year; formal study at least every five years and reviewed annually.
What it pays for	Trash service, landscaping, pool management, routine maintenance, administration, and other annual services.	Major common-area components such as roads, trails, pools, playgrounds, buildings, and other capital assets.
Key planning inputs	Service contracts, staffing and administration needs, routine maintenance expectations, and annual cost changes.	Component condition, remaining useful life, replacement cost, replacement history, maintenance observations, and funding scenarios.
Funding approach	Annual assessments support the year's operating needs.	Reserve contributions are set aside over time to prepare for future capital obligations.
Decision value	Keeps essential services operating reliably and supports day-to-day quality of life.	Anticipates substantial costs, supports preventive care, and reduces the risk of unplanned special assessments or loans.
How the tools connect	Used with the reserve plan to evaluate the Association's overall financial picture and whether annual budget or assessment adjustments are needed.	Informs long-range funding needs while current conditions, costs, projects, and priorities are monitored and updated.

BOTTOM LINE The operating budget sustains today's services; the reserve plan prepares for tomorrow's capital obligations. Together, they help the Association maintain assets, manage costs thoughtfully, and protect homeowner investment.

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

90's and classic rock with heartland country, crafting a high-energy sound that honors tradition while staying fresh and turning every show into a celebration.

OCTOBER 2nd

5:30 - Legal in the District

Classic party favorites, modern rock hits, and today's Top 40 to the stage. With high-energy performances and something for everyone!

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: Four Guys 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

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Broadlandslive.com



SILVER SPONSORS



ENTERTAINMENT SPONSOR:



Feeling Political?

Per Broadlands guidelines, no more than three political campaign election signs are allowed, and each sign shall not exceed a maximum of four (4) square feet. These signs may be placed no more than 60 days prior to an election date and must be removed 5 days following the election. No application is required for these signs.

Recognize Our Courageous Veterans!

Is there a veteran that you would like to honor for Veterans Day this year? If so, submit a photo(s) of that veteran along with a few lines about them to newsletter@broadlandshoa.com by Friday, October 9th for inclusion in the November newsletter.



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HOURS

Mon	9:00 AM - 7:00 PM
Tue	9:00 AM - 7:00 PM
Wed	9:00 AM - 7:00 PM
Thu	9:00 AM - 7:00 PM
Fri	9:00 AM - 7:00 PM
Sat	9:00 AM - 6:00 PM
Sun	10:00 AM - 5:00 PM

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

Children's Paint Night!

On Friday, November 20th, from 6:00pm to 8:00pm, let your little artist have a fun-filled evening of painting, pizza, drinks, and creativity at the Community Center located at 43004 Waxpool Road. This kids-only event is for youngsters aged 6-12 years old.



- Cost: \$25.00 per child
- Doors open at 6:00pm and the little creatives start painting at 6:30pm
- Parents, please drop off your child and come back at pickup time.
- Participants will get to create the selected art shown above while enjoying a fun and creative night with friends!

Come ready to paint, create & have fun!

Something Magical Is Coming to Broadlands...

The holiday season is almost here, and we're getting ready to transform the HOA Office into a Winter Wonderland!

Mark your calendars for Friday, December 4th, from 4:00pm to 7:30pm and get ready for an evening filled with holiday magic, sweet treats, festive crafts, and a very special visitor...

Can you guess who might be stopping by?

More details coming soon!

Bundle up, bring your holiday spirit, and get ready for a magical night you won't want to miss!

Winter Wonderland is coming!

Local Event

Loudoun County Electronics Recycling, Saturday, October 10th, from 9:00am to 3:00pm, held at the Leesburg Park and Ride, 41951 Gourley Transit Drive. See loudoun.gov/electronics for details.



Patriot Disposal Trash, Recycling, and Yard Waste Collection Schedule

Trash, Recycling, and Yard Waste Collection:

- Place containers out the night before collection day after 6:00pm or before 6:00am the day of pick up.
- Containers should be out of sight by 9:00am on the day following collection.

Trash Collection:

- Trash is collected on Mondays and Thursdays.

Recycling Collection:

- Recycling is collected on Thursdays.
- Recyclable materials can be co-mingled.
- Plastic bags CANNOT be recycled.
- Scrap metal – Please call Patriot Disposal to set pick-up day 1-703-257-7100: i.e. foil, pie tins, trays, pots and pans, small car parts, grills, bicycles, swings, etc.

Yard Waste Collection:

- Yard waste is collected on Mondays from March through December 24th.
- During January & February, yard debris (leaves, grass clippings, brush) may be mixed with trash. Yard waste may not be mixed with recycling.
- Grass clippings and leaves must be set out for pickup in lawn paper bags or in a bin.
- Brush must be less than 4 inches in diameter, cut into 4 foot lengths, and tied in small bundles or bagged.
- Food waste mixed in with yard waste will be accepted, as it can be composted.

Special/Bulk Pick-ups:

- Please contact Patriot Disposal, 1-703-257-7100 or customerservice@patriotdisposalservices.com, 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
September 30th	October 7th
October 14th	October 21st
November 11th	November 18th
December 9th	December 16th
January 13th	January 20th
February 10th	February 17th

Only applications with complete documentation received by the deadline will be reviewed at the next subcommittee meeting

Are You Selling Your Home?

Save yourself time and aggravation by ensuring you have approved applications for all exterior changes or additions made on your property before listing your home. Walk around your home and look for any maintenance violations such as siding repair, exterior trim maintenance, deck/fence repair, fresh coat of paint or stain maintenance, mailbox unit repair, removal of any mildew, screen window repair or roof repair. Refer to your property plat to locate your property lines because you may have accidentally placed something in the common area that will need to be removed before settlement.

When you sell your home, you are required to request a resale disclosure package for the buyer.

Once the request has been executed, it notifies the HOA to come to your property to perform a resale inspection. The inspectors will look for any structures that have not been approved by the Modifications Subcommittee, that are not in compliance, and for maintenance violations. The results of the resale inspection are embedded in the resale disclosure package that is provided for the buyer. It is the seller's responsibility to rectify all violations found on the property before settlement of the home. If any violations are not rectified before settlement, then the new owner will be responsible.

There are submission procedures on the HOA website, broadlandshoa.org, to help guide you through the application process. Please refer to the online Design Guidelines for detailed information.

The Design Guidelines provide a framework to maintain design quality and encourage consistency throughout the community. If you have any questions about architectural modifications or your resale inspection results, please contact Modifications and Resale Manager Robin Crews at 703-520-9902 or rcrews@broadlandshoa.com.



Covenants Corner October Inspections

The Covenants Department hopes everyone had a nice summer. As we ease into fall, here are a few important reminders:

1. Turf Applications: To enhance the curb appeal of your home, you may wish to use weed killer on any weeds growing through the cracks or gaps in your driveways, leadwalks, sidewalks, aprons, curbs, and gutters adjacent to your property.

2. Parking Issues: Battlefield Towing is contracted to patrol HOA-owned roads in our community. For certain safety violations, they will tow vehicles parked illegally without any warning.

Reminders:

- Vehicles may not obstruct sidewalks or accessibility ramps, including by parking on the sidewalk from a driveway. This provides a safe, accessible path for pedestrians, individuals with disabilities, and those using strollers, without requiring them to enter the roadway..
- No vehicles can block a sidewalk or ramp, including parking on the sidewalk while in your driveway. This allows for walkers, handicapped persons, and strollers to safely navigate the area without having to go into the roadway.
- Other violations—including expired tags, parking within 20 feet of an intersection, and abandoned vehicles—may result in a warning, citation by the Loudoun County Sheriff's Office (LCSO), and, ultimately, towing.
- If you live on a VDOT-maintained street, please note that the HOA does not have enforcement authority on these roads. To report an illegally parked vehicle, contact the Loudoun County Sheriff's Office non-emergency line at 703-777-1021 or submit an online traffic complaint at Lportal.loudoun.gov/Forms/TrafficComplaint.
- For more information about parking rules and enforcement procedures, please review the Parking Regulations and Enforcement Procedures under the Rules and Regulations section on our website at broadlandshoa.org/for-residents/rules-and-regulations.

3. Mailbox Maintenance: Please inspect your mailbox regularly and complete any needed repairs or painting. Ensure that all components are in good working condition and that your address numbers are clearly visible.

Each neighborhood section has an established mailbox style and color standard. If your mailbox differs from the approved standard for your section, you must either submit an application for approval or restore the mailbox to the required color and appearance. To confirm your neighborhood's mailbox standard, please visit broadlandshoa.org/mailboxes.

4. Pole Light Maintenance: Please ensure that your exterior pole light is in good condition, painted, and all bulbs are functioning properly. The pole light should automatically turn on in the evening to help illuminate your community for safety and aesthetics, especially as the days get shorter and night falls earlier.

Thank you to all the community residents who have worked hard to improve and maintain their homes this summer. Your efforts are an inspiration to us 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)

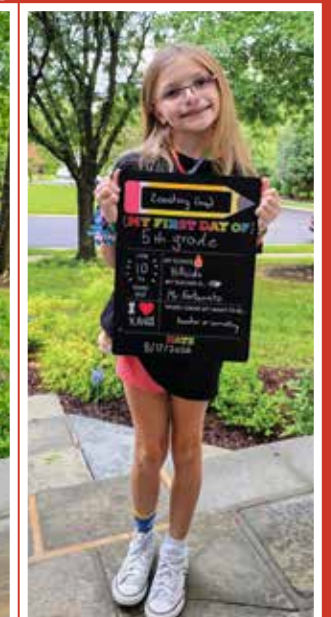
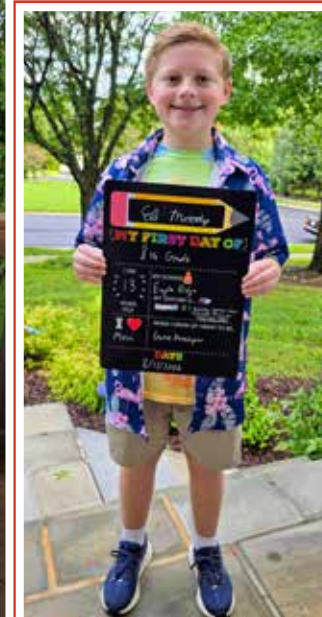
Landscaping

- ☐ 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:*

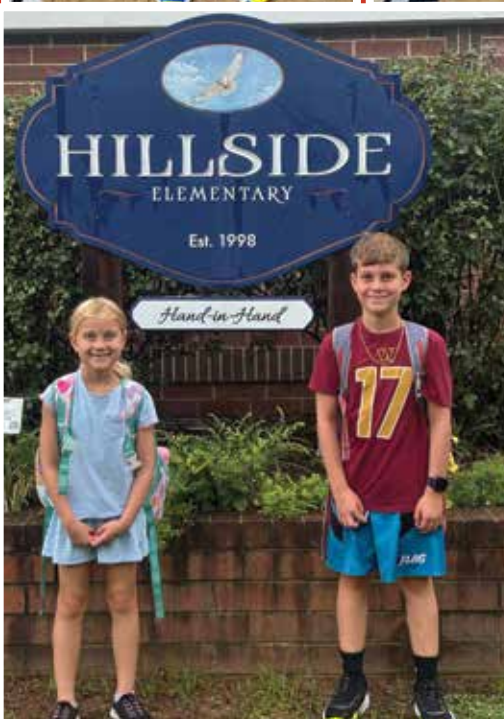
- ☐ Decks, fences, sheds, trash enclosures
- ☐ Paint/stain color changes
- ☐ Addition of storm/screen doors
- ☐ Play equipment, including trampolines and basketball goals
- ☐ Changes to light fixtures – if style/color/size are not the same as the originally installed fixtures
- ☐ Patios, walkways, retaining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





Thank you for sharing your first day of school with us!

FIRST DAY PHOTOS





BROADLANDS

3RD-5TH GRADE HALLOWEEN PARTY

FRIDAY, OCTOBER 23RD 6:00PM-8:00PM
COMMUNITY CENTER 43004 WAXPOOL RD

**This is a drop off event only for 3rd-5th graders
Volunteers are permitted.**

Scan the QR code to
Register your student

Or visit

[broadlandshoa.org/kids
-halloween-party](http://broadlandshoa.org/kids-halloween-party)



The party takes place in the parking lot of the Community Center

Drop-off is between 6:00pm-6:30pm. The Community Center parking lot will be closed, so either:

- ➔ Park at Old Stone House or near the Dunkin' Donuts and walk over.
- ➔ Park elsewhere and walk to pick up your child(ren). All kids must be with an adult to leave. ★🎃★🎃★🎃★🎃★🎃★🎃★🎃★🎃★🎃★🎃★🎃★🎃★

Want to stay at the party? Volunteer! We need lots of volunteers to help make this event a success! Contact Events Manager, Crystal Boswell at events@broadlandshoa.com if you are interested in volunteering.

Broadlands Residents Only

BROADLANDS

KIDS HALLOWEEN COSTUME CONTEST

SUNDAY, OCTOBER 25TH

12:00pm - 3:00pm

**Contest starts at 12:30pm, at the
HOA Administrative Office
21907 Claiborne Parkway**

Adult supervision is required!

Contest for a chance to win a prize!

Bouncy house, DJ, treats, facepaint,

The Bug Man & more!

**In case of rain, treats will be
distributed at 12:00 PM**

Broadlands Residents Only!



VENDORS WANTED

BROADLANDS

JINGLE BELL BAZAAR Holiday Market

**Saturday, December 5th
10:00 AM - 2:00 PM**

**HOA Admin Office
Parking lot
21907 Claiborne Parkway**

**Rain date: Sunday, Dec 6th.
Same time and location.**

**Park at SouthernWalk Pool
or along Village Drive**

Vendors sign up at: firstserviceresidential.myeventscenter.com/broadlands



Ashburn Volunteer Fire and Rescue News

Fire Prevention Week is October 4th-10th

"Charge into Fire Safety™ - Safe Charging is a Superpower" focuses on the everyday charging habits that can help reduce the risk of lithium-ion battery fires and keep homes and communities safer. See link for more safety information: www.nfpa.org/en/events/fire-prevention-week

- October 5th - Open House - 12:00pm - 4:00pm. a family-friendly event focused on fire prevention, life safety, and community engagement. Join your friends and neighbors on tours of fun and educational stations for the kids: Shoot the Hose, Seat Belt Convincer, tattoo station and more. Pick up a passport at entry and earn a prize when all the stations are visited!
- October 11th - Pancake Breakfast - 8:00am - 12:00pm. Pancakes, eggs, sausages, hashbrowns; coffee, tea and more. Halloween theme - come join family and friends. Tours are also available. For more info visit ashburnfirerescue.org/events.
- October 27th - Want to make a difference in your community? Join us at Station 6 on Ashburn Road to learn more about becoming a volunteer. Members receive complimentary training, uniforms, personal protective gear, tax savings, retirement benefits, and more. ashburn-volunteer.lovable.app

Donut Sunday

Join us for Donut Sunday and enjoy our photo booth, where you can capture a special moment with family and friends.

Donut Sunday will be held on Sunday, October 4th, from 8:00am to 12:00pm at Saint Theresa School, located at 21371 St. Theresa Lane in Ashburn. Join us in the cafeteria for a delicious morning selection of donuts, coffee, juice, bagels, fresh fruit, yogurt, parfaits, croissants, and more!

The mission for the Donut Sunday Program is to bring people together, create a community and serve others.

Questions? Please contact Angela Haberland at angela.haberland@gmail.com



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Broadlands Area Clubs and Groups

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

ASHBURN JUGGLERS

The Ashburn Juggling Society meets monthly. Meetings are open to jugglers of all skill levels and ages. We can teach anyone! For more info about meeting dates, locations and times, visit ashburnjuggling.wixsite.com/site. Questions? email info@ashburnjuggling.club.

ASHBURN TOASTMASTERS

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

BROADLANDS CONSERVATION LANDSCAPE COMMITTEE

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

BROADLANDS EVENTS COMMITTEE

Broadlands hosts numerous events throughout the year that require volunteers. Simply show up and be prepared to have fun! Plus, volunteering is a fantastic way to meet your neighbors. *This month's meeting will be on October 7th at 8:00pm.* 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

There is one Broadlands Live Concert left this season, 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 (<https://troop2970.com>) meets at Our Savior's 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.



"Still Serving"...Community-Focused Military Veterans

Leaving the military often means saying farewell to the tight-knit community that had your back 24/7. Transitioning to civilian life can feel isolating, and while you might have left the uniform behind, the drive to serve, connect, and lead does not just disappear. In the heart of Ashburn is a tight-knit group of veterans who are "still serving" and giving back to the local community. As a "working post," Leonard W. Kidd Memorial American Legion Post 2001 is focused on making a difference in the lives of veterans, their families, and the broader community.

Our Post prides itself on a Veterans First mission. Whether it is providing emergency aid to local veterans in need or claims assistance to help veterans get the benefits they deserve, veterans are always front and center. In 2025, the Post, along with other Loudoun County Veteran Organizations, provided support to veterans and their families for over \$150,000. In addition, Post 2001 is active in mentoring the youth community through programs like Boys and Girls State, two Scouts troops and a Cub Scout pack, Youth Law Enforcement Cadet Program, or giving back to the community in support of our Adopt-A-Highway participation along

Claiborne Parkway. These are just some of the ways Post 2001 makes a difference.

If you're looking for a challenge, we're ready for you to form the next generation of veterans that step up, take charge, and help reshape the Post for the modern era. We are about advocacy, family support, mental health, and a willingness to serve our local community. If you are looking for that challenge, stop by one of our meetings that take place on the 2nd Thursday of each month at 7:00pm in the Ashburn Volunteer Fire and Rescue Department Station 6 Training Room. You can also visit us online at ashburnlegion.org or email us at adjutant@ashburnlegion.org for more information.





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Reserve Planning continued from page 5

planning assumptions in real time as new information becomes available. For example, the association can efficiently record and adjust:

- **Remaining useful life:** If inspection results, maintenance history, or actual performance show that a component is aging faster or lasting longer than expected, its anticipated timing can be revised.
- **Replacement cost:** Estimated future costs can be updated when the Association receives current vendor proposals, observes construction-market changes, or refines project scope.
- **Replacement history:** When an item is repaired or replaced, the record can be updated to reflect the completed work, the new installation date, and the component's revised life cycle.
- **Maintenance activity and condition observations:** Tracking maintenance and condition information supports more informed decisions about whether a component should remain on schedule, receive additional preventive work, or be brought forward.
- **Funding scenarios:** The Association can review how different contribution levels, project timing assumptions, or cost changes may affect long-range reserve planning.
- **Capital improvement projects:** Linking reserve planning to project tracking helps preserve a record of scope, timing, decisions, and completed work.

Responsible reserve management is not simply about setting aside funds. It is about protecting community assets, reducing avoidable surprises, and sustaining the quality of life that makes a community a desirable place to call home. As stewards of the community's assets, the Board and management team continually monitor component conditions, maintenance history, and reserve funding needs so that decisions are based on current information rather than assumptions.

Protecting property values requires consistent attention to the assets that make the community functional and appealing. By maintaining a current reserve plan, investing in preventive care, and changing assumptions, and communicating openly about long-term needs, the board can make more informed decisions today while preparing for tomorrow's obligations.

Sarah

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

In Case You Need a Hand . . .

NON-EMERGENCY

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

BROADLANDS COMMUNITY

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

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

Southern Walk HOA – Verizon FiOs Gigabit Internet Contract:

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

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HOME SERVICES

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:

Revive Your Skin for Fall. As the air gets crisp, nourish your skin with the Mary Kay Naturally® Hydrating Oil and Moisturizing Stick to keep it soft and smooth. These products are infused with plant-derived ingredients to deliver hydration all day long. 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.

OpenByte Beginner Arduino & Electronics Program

OpenByte, a student-led nonprofit focused on technology education and access in Northern Virginia, is currently gathering interest for a beginner-friendly Arduino and electronics program for students in grades 6-9.

Students will learn the fundamentals of electronics and physical computing through hands-on activities, including circuits, electronic components, sensors, microcontrollers, Arduino programming, and project building. The program is designed for beginners, so no previous coding or electronics experience is required.

The program is currently in the interest-gathering stage. Completing the interest form does not register or commit a student to the program. Final details, including schedule, location, cost, and program length, will be shared once interest is reviewed.

Program Details

Who: Students in grades 6-9

Experience Level: Beginner-friendly; no prior experience required

Topics: Circuits, sensors, electronic components, Arduino programming, microcontrollers, and hands-on projects

For More Information, Visit

<https://forms.gle/JGGvrpPU9hNWzY4M7>

About OpenByte

OpenByte is a student-led nonprofit serving Northern Virginia that works to expand access to technology education through coding, electronics, digital literacy, and other hands-on technology programs.

Website: openbyte-np.org

Email: team@openbyte-np.org

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

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COMMITTEES

Broadlands Live Concerts:

Jason Pualoa ♦ broadlandslive@broadlandshoa.com

Conservation Landscaping Committee: Jennifer Crane ♦

BroadlandsWildlifeHabitats@gmail.com

Events: Crystal Boswell ♦ events@broadlandshoa.com

Modifications: Robin Crews ♦ rcrews@broadlandshoa.com

Swim Team: broadlandsswimteam.org

Technology: Dawne Holz ♦ deholz@icloud.com

Racquet Sports: BroadlandsTennis@gmail.com

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- 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.
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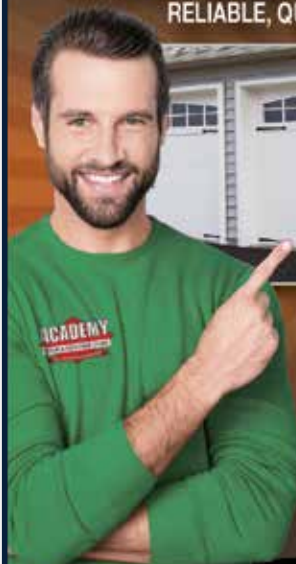
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BROADLANDS

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