BROADLANDS ASSOCIATION, INC.

THE VILLAGES • THE SIGNATURE • DEMOTT & SILVER CONDOS

New Condo Owner Welcome Packet

A connected community starts here.
Keep this guide handy as you settle in. It brings together the essential contacts, information, and services you will use most.

BROADLANDSHOA.ORG

21907 Claiborne Parkway • Broadlands, Virginia 20148 • 703-729-9704 • info@broadlandshoa.com

01 • WELCOME

Dear Condo Owner,

Welcome to the Neighborhood! We are delighted to have you as a part of the Broadlands community.

Broadlands Association, Inc. is dedicated to maintaining all the common areas and facilities, ensuring that every resident enjoys a pleasant and enriching living environment. Our expansive community includes over 4,070 residences, and we take pride in overseeing amenities such as the pools, Community Center, Fitness Center, walking trails, racquet sports courts, and social events. Community living can be both challenging and rewarding, and your involvement plays a crucial role in its success. We highly encourage your active participation and voluntary contributions of time and effort. Your engagement will help us maintain and develop the high-quality living standards and services that make Broadlands a wonderful place to live.

> **To gain deeper insights into how our community operates, we invite you to attend the Board of Directors meetings. These meetings are typically held at the Broadlands Clubhouse, located at 43360 Rickenbacker Square, on the 2nd Tuesday of each month at 6:00 pm. Please check our website to confirm if the meeting will be held virtually.**

To ensure you stay informed and connected, we've enclosed a welcome packet brimming with valuable information about our vibrant neighborhood. Stay in the loop with all the important HOA news and exciting events by exploring our various platforms: The Broadlands Blast – Receive timely updates straight to your inbox to keep you informed about essential news and upcoming activities. Our Neck of the Woods Newsletter – Dive into detailed articles and stories about our community, events, and more, delivered monthly for your reading pleasure. HOA Website (Broadlandshoa.org) – Access comprehensive information about our community, important documents, and event calendars all in one convenient online location. Additionally, don't forget to follow Broadlands Homeowners Association events on Facebook and Instagram for real-time updates. We are excited to have you as part of our community and look forward to seeing you at our upcoming events!

Upon your review, please direct any questions, comments, or concerns to the Broadlands HOA Administrative Office at info@broadlandshoa.com or 703-729-9704. Our hours of operation are Monday through Friday from 9:00 am to 5:00 pm. The office is located at 21907 Claiborne Parkway, Broadlands, Virginia 20148.

Welcome once again, and happy exploring!
Broadlands Association, Inc.

02 • ASSESSMENTS

YOUR CONDO MANAGEMENT

As a condo owner, you have the convenience of having your HOA monthly assessment handled directly by your condo management company. This assessment is separate from your condo fees and includes the amount only associated with the common areas managed by Broadlands Association.

Your condo management company will take care of making the necessary payments to Broadlands on your behalf. This means you don't have to worry about setting up an account with Broadlands to handle these payments. For inquiries related to your condo assessments/fees, move-in inquiries, building issues, orquestions concerning refinancing, please refer to the appropriate contact person for your condo section below to address your needs. This information is also available on our website at broadlandshoa.org/contact-us/ condos. Should you have questions related to the Broadlands community, please reach out to info@broadlandshoa.com or call 703-729-9704.

The Villages at Broadlands

Sentry Management, Inc.
50 Catoctin Cir, NE, Suite 301
Leesburg, VA 20176

Denise Berardi
Community Manager
- dberardi@sentrymgt.com
- 540-751-1888 ext 56624 (direct)
- 800-932-6636 x42500 (office)
- www.sentrymgt.com

The Signature at Broadlands

Associa
Mailing: P.O. Box 221350,
Chantilly, VA 20153

Ali Long
Community Manager
- along@scsmanagement.com
- 703-230-8703 (direct)
- 703-631-2003 (office)
- www.associaonline.com

Demott & Silver

SFMC, Inc.
9464 Innovation Dr
Manassas, VA 20110

Cathy Barrie
Community Manager
- cbarrie@sfmcinc.com
- sfmcinfo@sfmcinc.com
- 703-392-6006 x 252 (office)
- www.sfmcinc.com

Trash & Recycling Services only at Demott & Silver
Patriot Disposal provides curbside trash and recycling services for the Demott & Silver residents.

Patriot Contact information:
- **Phone:** 703-257-7100
- **Email:** customerservice@patriotdisposalservices.com
- **Website:** patriotdisposalservices.com

03 • STAY CONNECTED

STAY CONNECTED

Scan to Stay Connected

Residents are encouraged to become familiar with the various communication channels and resources provided by the HOA. This will help you stay informed about HOA community news & events and enhance your overall experience as a resident of Broadlands. Please take a moment to review the information below and make sure to sign up for email notifications as mentioned.

BROADLANDSHOA.ORG

The website serves as the information hub for all things related to Broadlands Association for residents, absentee owners, and potential homebuyers. Answers to most community questions can be found on our website.

BROADLANDS NEWSLETTER

Our Neck of the Woods is Broadlands Association, Inc.'s monthly full-color newsletter that shares essential updates from Association Management and the Board of Directors. It features community events, HOA and local news, homeowner articles, and more. Copies are mailed to every residence and posted on our website. To receive electronic copies only, email OptOut@broadlandshoa.com with your name and address.

BROADLANDS BLAST

The Broadlands Blast shares HOA and local news, events, meetings, and time-sensitive updates between monthly newsletters. It is typically emailed Fridays or as needed. Sign up at www.broadlandshoa.org/stay-connected/ and click "Register for the Broadlands Blast."

STAN AI

STAN is our community AI Assistant that provides instant help to residents around the clock! Simply text your questions to 877-390-2462 and get immediate answers.

What can residents use STAN for?

Community Information • Policies • Amenity Details • Trash & Recycling Collection Schedule • Report an Issue • Modification Information • Events & more...

SOCIAL MEDIA

Follow us on Facebook and Instagram for Broadlands events & HOA news posts.

TEST BLASTS

Stay current on important time-sensitive updates. Messages. Sign up now at https://broadlandshoa.org/text-blast/

MAPS

Locate trails, amenities, and tot lots using our maps at broadlandshoa.org/amenities/maps.

USEFUL NUMBERS

Review a list of community and county-related numbers to use for assistance. They can be found at broadlandshoa.org/useful-numbers

04 • AMENITIES

AMENITIES

Scan to visit amenities page

COMMUNITY CENTER

The Community Center is located at 43004 Waxpool Road and is the only HOA space available for rental by Broadlands residents for private parties as well as for-profit and non-profit organizations. Please see broadlandshoa.org/amenities/community-center-rental or contact the Broadlands HOA Administrative Office for more information, including photographs of the facility and pricing structure.

COMMUNITY EVENTS

Broadlands is delighted to host a wide variety of events, so you'll find something for everyone to enjoy. Our Events Committee organizes events such as Bingo, Spring Eggstravaganza, Summer Celebration, Halloween Parade, and Winter Wonderland. The Broadlands Live! Committee hosts a live concert series on the Hillside Park lawn, where you can bring your drinks and enjoy live music from local bands, all at no cost. We are always looking for volunteers. Please review the Committee and Volunteer Opportunities section below and consider donating a portion of your time to help make these events a success.

TOT LOTS & TRAILS

Broadlands has many beautiful trails that lead to various points of interest, including 21 tot lots that offer fun play for kids. Locations and descriptions of the tot lots can be found at www.broadlandshoa.org/amenities/tot-lots/.

FITNESS CENTER

Broadlands offers a fitness center at our clubhouse, located at 43360 Rickenbacker Square. Access fees are required. Fob or Bluetooth access is available. The online application can be completed when paying the access fee. Find details, rules, and the online application form at broadlandshoa.org/amenities/fitness-center.

POOLS

There are three pools available for our residents' summer enjoyment. The pools open on the Saturday of Memorial Day weekend and close on Labor Day Monday. Pool Registration is required for all individuals aged 5 and up to gain admittance. You may register your family household online anytime throughout the year at cellbadge.com/broadlands/register. Detailed pool information can be found on our website at broadlandshoa.org/amenities/pool and in our newsletter during the season. You may also contact the Broadlands HOA Administrative Office for more information at 703-729-9704 or pools@broadlandshoa.com.

TENNIS, PICKLEBALL & BASKETBALL COURTS

Broadlands provides its residents with access to nine tennis courts, some of which offer pickleball-lined courts and nets. Our courts are strictly for use by Broadlands Association, Inc. residents ONLY. Lessons and events are hosted by Blue Chip Sports Management or the Racquet Sports Committee. Those interested in reserving a court can do so through the Court Reserve app on their smartphone. For details regarding our racquet sports, lessons, and reservations, please visit broadlandshoa.org/tennis-pickleball. Residents may also enjoy throwing hoops at our two basketball courts. See broadlandshoa.org/basketball-court for locations and rules.

05 • COMMITTEES

COMMITTEES

Scan to visit amenities page

Broadlands Association seeks enthusiastic residents to volunteer for standing committees. If you're passionate about improving our community, please complete the online form at broadlandshoa.org/committees. Please reach out to info@broadlandshoa.com should you have any questions. Your involvement can have a positive impact!

BROADLANDS LIVE! COMMITTEE: The Broadlands Live concert series, funded by the HOA and sponsors, occurs on select Fridays in August, September, and October at Hillside Park. Plans for the concert series begin early in the year, but the committee is most in need of help on the day of the event.

EVENTS COMMITTEE: The committee organizes a wide variety of events for Broadlands residents. These include the Spring Eggstravaganza, Halloween festivities, Summer Celebration, Winter Wonderland, and developing ideas for new events. They are always looking for volunteers to help organize or work at these events.

MODIFICATIONS SUBCOMMITTEE: The subcommittee meets to review and approve submissions of exterior home modifications. The committee meets on the first and third Wednesdays from March through October and the third Wednesday only from November through February. Meetings are held at 7:00 pm virtually or in person.

TECHNOLOGY COMMITTEE: This committee assists the Association in various areas, such as website maintenance, hosting electronic recycling events, and offering technological support to the HOA as needed. The committee is comprised of web designers, graphic designers, content managers, database administrators, programmers, and web hobbyists. Meetings typically take place on the third Wednesday of every other month.

RACQUET SPORTS COMMITTEE: This committee is responsible for providing input on the tennis and pickleball courts and working with the tennis pro to develop programs to suit residential needs.

COMMUNITY OUTREACH PROGRAM: Broadlands supports its residents and the surrounding communities through a variety of community outreach programs. We welcome organizations interested in partnering, sponsoring events, or volunteering.

TERRACYCLE COMMITTEE: This committee helps run a recycling initiative that helps the Broadlands community eliminate waste through a partnership with TerraCycle.

CONSERVATION LANDSCAPING COMMITTEE: This committee educates the community and works with local groups on best practices for planting. They recommend native plants for landscape maintenance to the Board of Directors. With approval, they can also install educational demonstration gardens and coordinate volunteer efforts.