NOVEMBER 2026

BROADLANDS

Our Neck of the Woods

- No trash or recycling services on Thanksgiving Day. Make-up day is Friday, November 27th.



Happy Thanksgiving!

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Board of Directors
Upcoming Meeting
Tuesday, November 10th - 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 October 13th Meeting Highlights

- Approved the minutes from the September 15, 2026 Board Meeting
- Received and discussed a resident request for money to hire legal counsel to review the proposed data center on the 57-acre parcel located at Broadlands Boulevard and Belmont Ridge Road
- Approved a five year pool management proposal from High Sierra Pools, subject to final approval of the associated contract
- Approved a proposal from Finley Asphalt and Paving for asphalt and concrete repairs
- Approved a proposal for events planning services for 2027 from Sparkes Event Solutions
- Approved an event proposal from MB Logistics, LLC for a Holiday Lights 5K
- Approved a proposal for stump removal from HLS
- Approved a proposal for tree replacements from HLS
- Approved a proposal for landscape enhancements from HLS
- Approved a proposal for shrub pruning from HLS
- Approved a stormwater facility maintenance and access agreement with Demott and Silver at Broadlands Condominium Unit Owners Association
- Approved a proposal from Virginia Waters and Wetlands for stormwater facility maintenance in section 202
- Approved a contract with Wendy Taylor for interim General Manager services
- Approved increasing a staff member's schedule from 35 hours per week to full-time status
- Reviewed funding plan options for the Reserve Study
- Reviewed delinquency reports and related collection matters

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.

NOVEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Daylight Saving Time Ends National Authors Day World Vegan Day	2 All Souls Day	3 Election Day HOA Offices Closed for Election Day	4	5 World Tsunami Awareness Day	6	7
8 National STEM Day	9	10 HOA Board Meeting 6:00pm - CH and Virtual Newsletter Submissions Due - 12:00pm	11 Veterans Day HOA Offices Closed for Veterans Day Modification Subcommittee Submissions Due 12:00pm	12	13	14 National Pickle Day World Diabetes Day
15 America Recycles Day	16	17 National Take A Hike Day	18 Modification Subcommittee Meeting 7:00pm - Virtual Events Committee Meeting 8:00pm - Virtual	19 Great American Smokeout	20	21 World Hello Day
22 Lebanon Independence Day	23 National Espresso Day	24	25 HOA Offices Closing at noon (12:00pm) for Thanksgiving	26 Thanksgiving Day HOA Offices Closed for Thanksgiving No trash or recycling services	27 Black Friday HOA Offices Closed for Thanksgiving Make-up day for trash and recycling services	28 National French Toast Day Small Business Saturday
29 Advent Begins	30 Cyber Monday					EQUAL HOUSING OPPORTUNITY

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

A Message of Gratitude



In over 14 years as General Manager of Broadlands Association, I have had the privilege of watching this community grow, evolve, and continue to strengthen its sense of connection and pride.

It is bittersweet that I write my final message to the community, as I have accepted a position to manage a community in South Carolina. My final day with Broadlands is November 13th. I am eternally grateful for the trust the board has had in me over the years, and I am beyond thankful for the many relationships I have built over the years. While change is never easy, I am confident that Broadlands is well positioned for its next chapter, with a strong foundation, an engaged community, and many opportunities ahead.

When I started here back in 2012, Broadlands consisted of just 2,916 homes. Today, it is a vibrant community, finally fully built out at 4,070 homes of all types. Along with that growth has come an expanded level of service and responsibility: a budget that has more than doubled from $3.2M to $6.5M, annual staff hours have grown from 9,568 to 19,556, reflecting the care, attention, and commitment required to support our residents, amenities, common areas, programs, and day-to-day operations.

We have tackled so many projects and improvements over the years – from creating new programs and events to onboarding new amenities like the Fitness Center, renovating the Southern Walk bath house and Community Center, reconstructing the Administrative Office, building the recreation pool, and introducing security systems to protect our facilities, to software upgrades, AI integration, website rebuilds, and contract negotiations to save money and improve services, obtaining our 501c4 tax status, significantly reducing our tax liability, and everything in between. And who could forget about the derecho, Snowzilla, COVID, and Snowcrete.

It has been an extraordinary honor to work alongside the dedicated Board members, staff, contractors and community partners, committee volunteers, and residents who care deeply about Broadlands. Together, we have addressed challenges, completed important projects, welcomed new neighbors, and worked to preserve the qualities that make Broadlands such a special place to call home.

Thank you for allowing me to serve this remarkable community. It has truly been one of the greatest honors of my professional life.

Sarah

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







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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.

Recycling Notice



The recycling market has changed significantly due to China's contamination standards, leading to more contaminated materials and rejections by recycling facilities. This has made processing recyclables more expensive than handling regular waste, and finding local facilities willing to accept recyclables is increasingly difficult. While Patriot Disposal will continue delivering materials to the right places, we may sometimes need to dispose of recyclables as trash to maintain smooth operations.

Nature Preserve Boardwalk

This boardwalk area along Demott Drive is not owned or maintained by Broadlands HOA. It is maintained by Loudoun County, and any maintenance issues should be reported to them through their online LEx portal, https://www.loudoun.gov/LEX.

Household Hazardous Waste



The final Loudoun County Household Hazardous Waste (HHW) collection event for 2026 is scheduled for November 14, 2026: Claude Moore Park, 46150 Loudoun Park Lane (at the end of the road), Sterling, 8:30am – 2:30pm. For more information about the Loudoun County Household Hazardous Waste Program, call 703-771-5500 or visit loudoun.gov/hhw.

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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Patriot Disposal Thanksgiving Holiday Service

Patriot Disposal will be closed on Thanksgiving Day. As a result, Thursday trash and recycling collections will be moved to Friday.

Please plan accordingly and ensure your trash and recycling are ready for Friday collection.

Thank you, and have a safe and happy Thanksgiving!

Broadlands Text Blasts

Broadlands HOA now offers text alerts for important, time sensitive updates. To receive these notifications, please scan the QR code and complete the form. Messages will be sent from our Digital Assistant, STAN, at 877-390-2462.

HOA Flag Collection Drop

With the support of the Ashburn American Legion Leonard W. Kidd Memorial Post, your community provides a flag collection site at the HOA office located at 21907 Claiborne Parkway.

The drop-off bin is situated to the right of the lobby. You can drop off flags during normal business hours, typically Monday to Friday, between 9:00am and 5:00pm.

An Application is Required for Changing Out Exterior Light Fixtures

Approval is required for changing any lighting fixtures or replacements that differ in style, size or color from the original builder-installed fixtures.

According to the lighting design guidelines: "All exterior lighting fixtures on the same elevation of the house must be of similar style, size and color." For example, front door fixtures, garage door fixtures, including the pole light fixture must all match in style, size and color.

Please refer to the lighting design guidelines for more details and submission requirements at broadlandshoa.org. Click on the "Exterior Modifications" icon from the homepage.



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 Propert 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
November 11th	November 18th
December 9th	December 16th
January 13th	January 20th
February 10th	February 17th
February 24th	March 3rd
March 10th	March 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.



November Covenants Corner

We hope everyone has been enjoying this autumn's foliage after our hot summer. We see you all have worked very hard at maintaining your properties, whether it was for general maintenance or lawns, and we appreciate it!
As we transition into the cooler fall season, here are a few friendly reminders for your property maintenance:

• Landscaping:
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 and sidewalks, remove any weeds from your beds or gravel areas, and use or remove all mulch/soil bags that are stacked around your home.

• Yard Waste:
Bag all your leaves. As the leaves fall, keep your yard tidy by raking and bagging them or mowing them into mulch. Also, keep any storm drains around your property free of leaves and debris. ***Do not blow your leaves into the streets, onto your neighbors' properties, or dump/blow them onto the common areas.***
Patriot Disposal collects yard waste (including tree limbs/brush) on Mondays. Here are their requirements:
- **Brush size:** Limbs must be less than 4–6 inches in diameter and cut into 4-foot lengths.
- **Bundling:** Tied in bundles no larger than 2 feet in diameter, or bagged.
- **Containers:** Yard debris must go in separate containers marked "yard waste" or in biodegradable paper bags. **Plastic bags will not be picked up.**
- **Biodegradable paper bags Limits:** Up to 10 bags, bundles, or containers; weight limit of 35 pounds per bag/container.
- **Timing:** Place at curbside by 6 a.m. on collection day.
- **Season:** Yard waste collection runs March 1st – December 24th; in January and February, yard debris may be mixed with trash (not recycling).

We hope you will find this information helpful. Thank you again for all your patience and hard work as we work together to keep the Broadlands community a beautiful place to live.

If we can help you in any way, contact the Covenants Department - 703-520-9903 or covenants@broadlandshoa.com.

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



Tips for Safe Nighttime Driving

Source: Community Association Institute

Driving at night can be tricky—especially through neighborhoods or dimly lit landscapes—so it's important to keep in mind a few basic guidelines to make sure you and your vehicle are both well-prepared for the trip. Consider the following suggestions to help you get to your destination safely.

Ensure Headlights Are Aimed Properly

If you think your headlights are casting light too far above or below your line of vision on the road, you may need to adjust their aim. You can do this either by following instructions in your vehicle owner's manual or seeking help from a vehicle maintenance professional.

Dim Dashboard Lights

Most vehicle makes and models come with a dimmer for the instrument panel. Make sure it's set to the lowest brightness to limit distraction. Also, turn off overhead or visor lights while driving, which can also limit visibility at night.

Beware of Tinted Glasses

Yellow lenses sold to enhance nighttime driving could actually decrease visibility instead of amplify colors and objects. If you wear prescription lenses, opt for an anti-reflective coating and clean them thoroughly and frequently to optimize effectiveness at night.

Learn How to Spot Animals and Objects

While driving at night, be on the lookout for wildlife creatures' eyes, which can easily be spotted as pairs of glowing retinas. Animals' eyes—like raccoons or deer—typically will reflect the light from your headlights long before their true shapes come into view.

Don't Focus on Headlights in Oncoming Traffic

Keep your eyes on the road in front of you and avoid looking into the headlights of oncoming traffic—especially if you notice a car using the high-beam headlight setting. If the headlights on the car behind you cause a glare in your rearview mirror, adjust the mirror.

Clean Your Windshield

Use a clean microfiber cloth or newspaper to clean the windshield—inside and out. Make sure the windshield is free of streaks and smudges before driving at night, and try to avoid wiping window condensation with your hands. Fingerprints and oils from your skin can cause streaks that limit visibility in the dark.

Know When to Use Your Fog Lights

Many vehicles come equipped with fog lights, which typically are located underneath the front headlights and are aimed low, where fog usually appears on the road. Fog lights can also be useful on a particularly dark road to further illuminate your path.

Adjust Your Exterior Mirrors

Pointing your side-view mirrors down slightly can help reduce glare from other drivers' headlights and still allow you to see by tipping your head forward a few inches.

Have Your Eyes Checked

Your ability to scan the landscape while driving at night is crucial for safety, rather than concentrating on just one spot. Visit your eye doctor for regular checkups to determine whether prescription lenses could help you see better at night.

Today We Honor Ken Connell — Thank You and Your Fellow Veterans for Your Service and for Keeping Our Nation Safe



Ken Connell was just 17 years old when he stepped forward to serve his country — a choice that would carry him through decades of service, across continents, and into the heart of missions that shaped history.

Ken's military journey took a pivotal turn when he graduated from advanced Army training on September 11, 2001 — a day that forever changed our nation. While the world was gripped by uncertainty, Ken was preparing to meet the challenge head-on, embodying courage and commitment from the very start.

Over the years, Ken deployed to multiple combat zones, supporting special operations forces with skill and precision. His work in Military Intelligence and Counterintelligence carried him to Europe, Asia, and the Middle East, where he safeguarded critical information and protected lives in some of the most demanding environments imaginable.

In 2024, Ken retired as a Major — but his mission didn't end there. Today, he continues to defend our nation in the digital realm, securing artificial intelligence technologies and ensuring that the innovations shaping our future remain safe from threats.

Ken is a proud father of two daughters, a role he cherishes deeply. Away from his professional duties, he enjoys collecting comics and tinkering with electronics — passions that reflect both his creativity and curiosity.



Ken, your story is one of dedication, resilience, and service that transcends the battlefield. You have protected our nation both in uniform and in cyberspace, and you continue to inspire through your example.

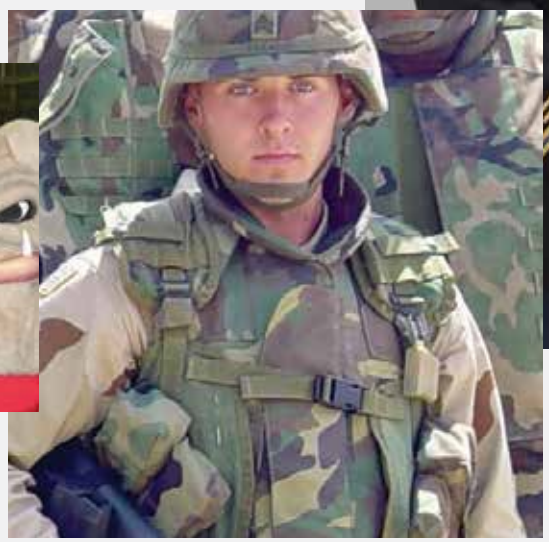


To you, and to all veterans, we say thank you.

And to everyone else: if you see someone in uniform, take a moment to thank them. That simple act of appreciation means more than you can imagine.

Service is not just a chapter in life — it's a lifelong commitment. Major Ken Connell reminds us that true protectors never stop serving; they simply find new ways to stand guard over the freedoms we hold dear.





Thanksgiving Safety



The kitchen is the heart of the home, especially at Thanksgiving. Kids love to be involved in holiday preparations. Safety in the kitchen is important, especially on Thanksgiving Day when there is a lot of activity and people at home.

- Stay in the kitchen when you are cooking on the stovetop so you can keep an eye on the food.
- Stay in the home when cooking your turkey and check on it frequently.
- Keep children away from the stove. The stove will be hot and kids should stay 3 feet away.
- Make sure kids stay away from hot food and liquids. The steam or splash from vegetables, gravy or coffee could cause serious burns.
- Keep the floor clear so you don't trip over kids, toys, pocketbooks or bags.
- Keep knives out of the reach of children.
- Be sure electric cords from an electric knife, coffee maker, plate warmer or mixer are not dangling off the counter within easy reach of a child.
- Keep matches and utility lighters out of the reach of children — up high in a locked cabinet.
- Never leave children alone in a room with a lit candle.
- Make sure your smoke alarms are working. Test them by pushing the test button.

Did you know?



Thanksgiving is the leading day of the year for home fires involving cooking equipment.

Keep little helpers happily out of the kitchen while the holiday hustle is in full swing!

Set them up with games, puzzles, or books, then invite them to join the Thanksgiving fun with kid-friendly recipes and projects they can do safely outside the kitchen.

NFPA

NATIONAL FIRE PROTECTION ASSOCIATION

The leading information and knowledge resource on fire, electrical and related hazards

Most Wanted Snacks

BROADLANDS COMMUNITY OUTREACH partners with FUELED
Nourishing students. Igniting possibility.

DONATIONS ACCEPTED THRU NOVEMBER 30TH



CRUNCHY
SkinnyPop®, PopCorners®, MadeGood®, Goldfish®

PROTEIN
Chomps®, Jack Link's®

GRANOLA BARS
Nature Valley®, KIND®, Nature's Bakery®

FRUIT SNACKS
That's It®, Bare®, etc.

NUTS & TRAIL MIX
Planters®, Kar's®, Wonderful Pistachios®

DRINKS
Individual, Poppi®, Body Armor®

Amazon Wishlist!

www.amazon.com/hz/wishlist/ls/WXJ585UGX5BA?ref_=wl_share

For Drop-offs: Donations can be dropped off at the HOA office at 21907 Claiborne Parkway, M-F, 9-5 in the blue top bin located inside the lobby on the right side.

Loudoun education FOUNDATION

LoudounEducationFoundation.org/Fueled


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

Don't Top Your Trees!

What is Topping?

Topping is the indiscriminate cutting back of tree branches to stubs or lateral branches that are not large enough to assume the terminal role. Other names for topping include "heading", "tipping", "hat-racking", and "rounding over". The most common reason given for topping is to reduce the size of the tree. People often feel that their trees have become too large for their property. They fear that tall trees may pose a hazard. Topping, however, will make a tree more hazardous in the long term.

Topping Stresses Trees

Topping often removes 50-100% of the leaves in a tree. Since the leaves are the 'food factories' of a tree, this can temporarily 'starve' the tree. The severity of the pruning triggers a sort of survival mechanism. The tree activates dormant buds under the bark, which forces the rapid growth of multiple shoots between each cut. The tree does this in order to produce a new crop of leaves as soon as possible. If the tree does not have enough stored energy to produce the new leaves, the tree can be seriously weakened and can die. A stressed tree is more vulnerable to insects and disease. Large, open wounds expose the sapwood and heartwood to attack. The tree may lack sufficient energy to 'defend' the wounds against invasion. Stressed trees release chemical signals that can attract certain insects.

Topping Causes Decay

The proper location to make a pruning cut is just beyond the branch collar where the branch is attached. The tree is biologically equipped to close these wounds at a relatively quick pace. Cuts made along a limb and between branches create stubs with wounds that the tree may not be able to close. The exposed wood tissues then begin to decay. Normally, trees can 'wall off' a decay attack, but when they are fighting on multiple fronts (such as growing new branches and leaves after topping occurs), they lack sufficient resources to properly halt the decay. This decay can then spread down the branches and into the trunk.

Topping Creates Hazards

The survival mechanism that causes a tree to produce multiple shoots below each topping cut comes at a great expense to the tree. These shoots develop from buds near the surface of old branches. Unlike normal branches that develop with a 'socket-like' attachment of overlapping wood tissues, these new shoots are attached only in the outermost layers of the parent branch. The new shoots grow very quickly – sometimes as much as 20 feet in one year. Given the poor attachment of these branches, they are very susceptible to breaking, especially in windy conditions. The irony is that while the goal was to reduce the tree's height to make it tree safer, it is far more hazardous than it was before.

Alternatives

When a tree's height or spread needs to be reduced, recommended techniques can achieve the desired result safely. Branches should be removed back to their point of origin when possible. If a branch must be shortened, it should be cut back to a lateral limb that is at least 1/3 the diameter of the branch being removed. This method helps to preserve the health of the tree as well as the natural form. If large cuts are involved, however, the tree may not be able to close over the wounds. Sometimes the best solution is to remove the tree and replace it with a species that is more appropriate to the site.

Jeremy W. Baker, ISA Certified Arborist
Questions? Call 571-508-8892
Adapted with permission from 'Why Topping Hurts Trees', ISA







BROADLANDS

Winter wonderland

FRIDAY, DECEMBER 4TH
4PM-7:30PM HOA OFFICE

TREATS | CRAFTS | HOT COCOA | MAGICAL SURPRISES
INCLUDING VISIT WITH SANTA

SANTA WILL BE INSIDE



BROADLANDS RESIDENTS ONLY

PLEASE PARK AT SOUTHERN WALK POOL PARKING LOT AND WALK THROUGH THE TUNNEL TO THE HOA ADMINISTRATIVE OFFICE (21907 CLAIBORNE PARKWAY).
SOME OF THIS EVENT WILL TAKE PLACE OUTDOORS, SO BE SURE TO DRESS WARMLY!

Crossroads UMC Alternative Gift Market

Saturday, November 15 | 8:30am-1:00pmm

Crossroads UMC
43454 Crossroads Drive
Ashburn, VA 20147

Designate charitable gifts in honor of your relatives, friends, and associates, and make a difference for the causes you believe in.

List of participating nonprofits will be posted at https://www.crossroadsnova.org/event/alternative-gift-market/ once confirmed.

Crossroads UMC 33rd Annual Thanksgiving Day Race 10K 5K 2K

Thursday, November 26 | 8:00am-12:00pm

Registration is open for the 33rd annual Thanksgiving Day Race – 10K, 5K & 2K. You can register to run or walk – individually or as a team. You can also run anywhere you might be with the virtual option.

You can also register to volunteer, with lots of different roles available. Visit https://www.crossroadsnova.org/event/thanksgiving-day-race-10k-5k-2k/ for more information.





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 November 18th 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

The Broadlands Live Concert will start planning for 2027 in January. To ensure these concerts are a success, please consider volunteering. 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.

Psychiatric Medication Side Effects: Myths and Facts

By Jenna Grimm, MS, MSN, PMHNP-BC, WHNP-BC
Medication Provider, Psychiatric Mental Health Nurse Practitioner and Women's Health Specialist

Many people undergoing psychological treatment often feel unsure or wary about adding psychiatric medications to their care plan, even when they find themselves at an impasse. Choosing to start medication can be a hard decision, largely because of common misconceptions about possible side effects. For many high-achieving professionals and families, reluctance to try medication is not typically about rejecting the scientific underpinnings of the effectiveness of medication—it is more about wanting to maintain mental sharpness, physical health, and sense of independence.

In clinical practice, myths often hinder the move from considering help to starting a prescription. For example, some patients believe that psychiatric medications are always addictive or that seeking help is a sign of weakness. Comparing these concerns with peer-reviewed data promotes a more objective, empowered path to mental wellness. By addressing these misconceptions with scientific evidence, patients can make informed decisions and feel more confident about their treatment options.

Some of the most common myths about the side effects of psychiatric medications are addressed below.

Myth 1: "Medication Will Alter My Personality or My Energy"

A primary concern is the "zombie effect"—the fear that medication will result in a loss of creativity, personality, or emotional range. This is particularly concerning for those whose careers or family lives depend on being sharp, engaged, and empathetic.

Facts:

- Modern psychotropic medications, particularly Selective Serotonin Reuptake Inhibitors (SSRIs) and newer-generation mood stabilizers, are designed to modulate neurotransmitters like serotonin, norepinephrine, and dopamine to restore baseline functioning.
- The goal of treatment is functional restoration, not alteration.
- Effective medication should remove the irrational "noise" of anxiety or the "fog" of depression, allowing an individual's true personality to emerge more clearly.
- Research indicates that when a patient experiences "emotional blunting," it is often a dose-dependent side effect rather than an inherent quality of the drug.
- If a medication diminishes one's essence, it is clinically considered an unsuccessful trial, necessitating a shift in the prescribing strategy or dosage.

Myth 2: "I Will Become Dependent or Addicted"

People frequently mistake dependence on psychiatric medication for addiction in public conversations, which creates concerns that beginning such medication implies a lifelong commitment or an irreversible choice.

Facts:

- Addiction involves cravings, compulsive use, and a dopamine-driven "high".
- In contrast, standard psychiatric medications—such as antidepressants, mood stabilizers, and non-stimulant ADHD medications—do not engage the brain's reward system in a manner that creates addiction.
- The brain is capable of neuroplasticity.
- When it adjusts to a steady dose of medication, stopping suddenly can trigger a rebound effect as the central nervous system tries to recalibrate.
- This reaction is called discontinuation syndrome.
- Research highlights the importance of gradually reducing medication under professional guidance to keep the brain balanced.
- For many people, medication serves as a temporary support while they make progress through therapy and lifestyle improvements.

Myth 3: "The Side Effects are Worse Than the Condition"

The prospect of weight gain, lethargy, or sexual dysfunction can feel like trading one problem for another. For a health-conscious population, these metabolic concerns are often the most significant barrier to treatment adherence.

Facts:

- While side effects are real, they are often transient and highly manageable.
- Most initial side effects—such as mild nausea or dry mouth—typically resolve within the first 14 days as receptors adjust.
- Metabolic Health: It is a clinical fact that certain classes of medication can be associated with metabolic changes. However, longitudinal studies demonstrate that these risks are manageable through proactive screening of HbA1c and lipid profiles.
- Sexual Side Effects: Research suggests that while some medications impact libido, there are numerous clinical strategies to address this, including adding adjunctive treatments like Bupropion or adjusting the timing of the dose.

The Functional Psychiatry Approach

As the field of mental health evolves, there is a growing shift toward functional psychiatry. Unlike traditional models that may primarily focus on managing symptoms once they appear, functional psychiatry investigates the root physiological and lifestyle causes of mental health conditions. This holistic, systems-based approach views mental well-being as deeply interconnected with your overall physical health, evaluating underlying factors such as gut microbiome balance, hormonal fluctuations, chronic inflammation, nutritional deficiencies, and environmental stressors.

Functional psychiatry is vital because it shifts the paradigm from merely suppressing symptoms to healing the whole person. Rather than assuming a single "chemical imbalance," this approach recognizes that depression, anxiety, or brain fog are often the brain's response to systemic distress elsewhere in the body. By identifying

Medication Side Effects continued on page 22





Medication Side Effects continued from page 21

and addressing these underlying triggers, we can create comprehensive interventions that heal the body and mind concurrently.

For patients, the functional approach offers a highly individualized and empowering path to mental wellness:

True Individualization: Your treatment plan is built around your unique biological makeup and life experiences, rather than a "one-size-fits-all" algorithm.

Fewer Side Effects: By optimizing foundational health (like nutrition, sleep, and metabolic function) before or alongside prescribing medications, patients often achieve better results with lower doses, naturally minimizing the risk of adverse side effects.

Long-Term Wellness: Addressing the root causes of psychological distress promotes robust, long-lasting recovery and overall vitality, giving you the tools to actively participate in your own healing process rather than relying solely on medication.

Practical Resources for Patients

If you are considering medication, the following steps can help ensure the process is data-driven and focused on your quality of life:

- Consider Pharmacogenetic Testing: The use of CYP450 enzyme testing—which assesses the family of proteins responsible for metabolizing numerous drugs—enables clinicians to predict how a patient's liver will process specific compounds. This approach assists practitioners in selecting medications less likely to cause adverse reactions.
- Obtain a Metabolic Baseline: Patients can request blood work before starting medications known to impact weight or blood sugar. A metabolic baseline involves measuring key health indicators like blood sugar and cholesterol before starting medication. This helps your healthcare provider monitor any changes and address potential issues early.
- Utilize Tracking Tools: Use a symptom journal to distinguish between the "noise" of daily life and actual medication side effects. A symptom journal is a daily log where you record how you feel and any changes you notice after starting medication. Tracking symptoms allows you and your provider to distinguish between medication effects and unrelated changes in your health.
- Prioritize Sleep and Hydration: Many initial side effects are exacerbated by dehydration or poor sleep hygiene.

Psychiatric medications serve as biological tools to help balance neurochemicals. When treatment follows up-to-date scientific guidelines and values patient feedback, the benefits of medication generally surpass the dangers posed by untreated mental health issues such as chronic inflammation, cognitive impairment, and shorter lifespan. Patients who make informed, data-driven decisions about their care and maintain open communication with clinicians are statistically more likely to experience lasting and stable recovery.

For more information, and a complete set of references, please email Clarity Psychological Services at info@claritypsychological.com.

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A Big Thank You to Our Community from KindWorks Digital Empowerment

For the past two years, our HOA community has generously supported the **KindWorks Digital Empowerment Computer Collection Drive**, held each winter. Initiated by a Broadlands HOA resident volunteer, the drive has already helped give 20 computers a second life. Computers donated by Broadlands residents are securely refurbished by KindWorks volunteers and provided free of charge to individuals and families through local nonprofit organizations, including organizations serving Loudoun County.

What makes this effort especially meaningful is knowing where these computers go—and what they make possible. For example, one client of Career Catchers, a Maryland nonprofit that provides employment and job-skills counseling to individuals facing employment barriers, received a free computer through KindWorks. With access to her own computer, she was able to fully participate in workshops and training, update her résumé, apply for jobs, and develop new skills. She connected with additional resources, including a Certified Associate Project Manager program. Today, she is working as a Training Assistant and earning a higher income than in her previous job.

This is just one story, but there are thousands more. Every laptop donated through KindWorks becomes more than a piece of technology. It can become a student's classroom, a parent's pathway to employment, a newcomer's connection to essential services, or a family's opportunity to move forward.

We are incredibly grateful to everyone in our community who has donated and helped make these second chances possible. **Thank you for turning something you no longer needed into an opportunity for someone else**.

Look out for details about our next computer collection drive in February 2027.

If you have an older computer, you're no longer using, we'd be happy to take a look anytime. You never know where its second life might lead.

Kindworks accepts laptops, iPads & tablets up to 10 years old that power on and have no cracked screens; Windows 8, 10 & 11 and all MacBook models.

To learn more, email resident volunteer at, ***jkindworks@gmail.com*** or visit ***https://dokindworks.org/get-involved/digital-empowerment/***. Corporate computer donations are also accepted.

KindWorks is a 501(c)(3) nonprofit organization dedicated to creating a kinder world by organizing people to serve our community.

In Case You Need a Hand . . .

NON-EMERGENCY

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

BROADLANDS COMMUNITY

Mailbox (Main Street Mailboxes)	571-379-8454

Snow Removal:

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

Southern Walk HOA – Verizon FiOs Gigabit Internet Contract:

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

PUBLIC INFORMATION

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

SCHOOLS -BROADLANDS

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



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

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:

HOLIDAY SKINCARE ESSENTIALS:
Get ready for the season of celebration with TimeWise Repair® Volu-Firm® Set. This powerful skincare regimen targets the visible signs of aging, keeping your skin festive and flawless for all those holiday photos. 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.



Ashburn Volunteer Fire & Rescue News

Volunteer Information Session | November 27

Want to make a difference in your community? Join us at Station 6 on Ashburn Road to learn more about becoming a volunteer with Ashburn Volunteer Fire & Rescue.

Members receive:

- Complimentary training
- Uniforms and personal protective equipment
- Tax savings
- Retirement benefits
- And more

Learn more at ashburn-volunteer.lovable.app.

Santa's Ride Through Ashburn | December 4 & 5

Friday, December 4 — Begins at 6:00pm from Station 22 in Lansdowne

Saturday, December 5 — Begins at 5:00pm from Station 6 on Ashburn Road

Pancake Breakfast | December 13 | 8:00am–12:00pm

Bring your family and friends for a festive holiday-themed breakfast featuring:

- Pancakes
- Eggs
- Sausage
- Hash browns
- Coffee, tea, and more

Station tours will also be available. For details, visit ashburnfirerescue.org/events..

Founders Hall:

Discover Founders Hall for weddings, showers, conferences, and other special events. The venue includes a fully equipped kitchen, audiovisual capabilities, and more.

For details, visit https://founders-hall.com/.

Stay Connected

Instagram: @avfrd

Facebook: https://www.facebook.com/AVFRD/

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

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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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Size & Location • Rates are per issue
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	PRICE Month to Month	PRICE 6+ Months Prepaid Discount	PRICE 12+ Months Prepaid Discount
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SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

- For inquiries, please contact Jeff Walter via email at jwalter@e-gcg.com or 703-818-2700. You may also visit broadlandshoa.org/newsletter.
- Email camera ready ad in PDF format to jwalter@e-gcg.com. Ad must be in the specs shown above.
- Make payment on our website by clicking on the Buy Now button to use a credit card or your Paypal account. Checks should be made payable and mailed to Broadlands Association, Inc.
- *Ad, Payment and Insertion Order Form are DUE by the 1st of the month prior to the month of publication to guarantee insertion.* Example: Total submission requirements due January 1st for placement in February's issue.
- **Newsletter is printed in full color.** Rates shown are monthly. No cancellations after the initial deadline are permitted.



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Broadlands Scouts Need Your Help for Scouting for Food!

The holiday season is approaching, and local Broadlands scouts are kicking off the annual Scouting for Food campaign to support families in need. This year, Cub Scout Pack 1483 and Troops 761, 1154, and 2970 are teaming up to collect non-perishable food and pantry items to benefit Mobile Hope.

Here is how you can participate and help us make a difference:

- Flyer Distribution: Scouts will be dropping off information tags at doorsteps on Saturday, November 7th, 2026, between 9:00 AM to 1:00 PM.
- Donation Pick-Up: Place your bags of non-perishable food items outside your front door by 8:00 AM on Saturday, November 14th, 2026.
- Items to avoid: anything in glass containers, perishables

Our youth and volunteers will be out in force on November 14th between 9:00 AM and 1:00 PM to collect your generous donations and deliver them directly to help neighbors facing food insecurity. Thank you, Broadlands, for always showing incredible support and helping our scouts learn the true value of community service!

Yours in Scouting,
National Capital Area Council
Pack 1483 | Troop 761 | Troop 1154 | Troop 2970

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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.

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