

Association Fees



Through a unique partnership with Verizon providing fiber-to-the-premise (FTTP) technology to every home in Brambleton, residents here have the world at their fingertips with Verizon's FiOS Internet and TV entertainment services included in their monthly community association fees. This telecommunications package provides connection speeds of up to 500 Mbps download and 500 Mbps upload and delivers over 300 digital and HD channels!

Brambleton residents take an active role in their community and enjoy many HOA-sponsored events throughout the year. One of the ways the Association keeps residents abreast of these events is by e-mailing weekly and monthly updates. Once you're a new resident, you will want to register to receive these communications. Sign up at www.brambletonhoa.com and click on the "Stay Connected" button.

2024 Community Association Fees, paid monthly:

Single Family Home	\$204.06
Single Family Home w/Common Driveway	\$215.80
Townhome	\$212.60
Townhome w/Grounds Maintenance	\$231.60
The Residences Condominiums	\$161.53
Summerfield Condominiums	\$151.14

Fees include the following:

- Swimming Pools
- Tennis, Basketball & Multi-purpose courts
- Recreational amenities
- Snow removal for private streets
- Trash removal (Tuesdays & Fridays)
- Recycling removal (Fridays)
- Common Area Maintenance
- Community Association administrative fees
- Telecommunications Package (Verizon FiOS)**

Video: Verizon FiOS HD Extreme Package which provides the local channels, over 300 digital channels (including all-digital music channels & HD channels). Includes one HD DVR set top box with basic DVR service.

Data/Internet: FiOS Broadband 500/500 Mbps. One FiOS Quantum Gateway Router (BHR4) included.

Contact Verizon to Activate/Disconnect: 800-501-1172
(Be sure to specify you are calling from Brambleton)

More details available online - www.brambletonhoa.com/350/Fios-in-Brambleton

**Verizon local voice service is not included in the HOA assessment fee. Contact Verizon directly to learn of optional phone packages, premium movie channels & Internet speed updates.

NOTICE: The subject property (the Brambleton community) is located within and subject to the Airport Impact Overlay District, Ldn 60-65 aircraft noise impact area and within one (1) mile of Ldn 60 aircraft noise impact area, under the Loudoun County Zoning Ordinance. The subject property is located within an area that has close proximity to Washington Dulles International Airport and will be impacted by aircraft overflights and aircraft noise.

Community Plans are subject to change.



Homes: Approximately 9,103 upon completion (Over 8,040 already sold)

Developer: Brambleton Group L.L.C. (Soave Real Estate)

Builders: Knutson, Tri Pointe & Van Metre Homes

Community Size: Approximately 2,390 Acres

Welcome Center: Open Daily, 11am - 5pm, 703.542.2925

Homeowner's Association Office: Open Monday - Friday, 9am - 5pm, 703.542.6263

Town Center: Over 40 retailers of pedestrian-friendly dining, shopping, services and entertainment

Public Transportation:

Silver Line Bus Stops: Weekday service to the Ashburn Metro Station via LoCo Transit Routes 374 & 375. Details at Loudoun.gov/silverlinebusroutes. All local buses are equipped with bike racks, wheelchair lifts and are wheelchair accessible.

Technology: Verizon FiOS Internet and TV services included in monthly association fees

Pools Now Available: Beacon Crest Pool (heated), Brambleton Corner Pool, Brambleton Crossing Park & Pool, Community Center Pool, Stratford Landing Pool, Summerfield Condo (private)

Sports Courts Now Available: 6 Tennis Courts (2 in Legacy Park convertible to Pickleball), 3 Basketball Courts, 2 Sand Volleyball Courts, 1 Multi-Purpose Court

Play Areas/Tot Lots: 18 Now Available, including Kids' Zipline and Bike Track

Legacy Park: Includes Play & Picnic areas adjacent to the Brambleton Town Center

Trails: 18+ miles of trails providing access to amenities and the Town Center. Brambleton has been designated a *Runner Friendly Community* by The Road Runners Club of America.

Public Schools: Boundaries are subject to change, see <https://lcpplanning.com/loudounlabel/> for current school boundaries based on address. Schools located within Brambleton include:

Elementary: Legacy, Creighton's Corner & Madison's Trust Elementary Schools

Middle: Brambleton Middle School

High: Briar Woods & Independence High Schools

Day Care Centers: 2 Winwood Children's Centers & 2 Chesterbrook Academy Pre-Schools

Nearby Parks & Recreational Amenities: Brambleton Park, Hal & Bernie Hanson Regional Park, Brambleton Regional Golf Course, Stream Valley Trail and W&OD Trail. Future Reservoir Park at Beaverdam anticipated to open soon.

Onelife Fitness: New homebuyers receive a FREE 1-year Brambleton Onelife Fitness membership (see your builder sales representative for details; excludes Birchwood & resales).

Community Events: A year-round calendar of events that includes fun for the whole family!