



# MASTER ASSOCIATION INFORMATION 2025

## 2025 Community Association Fees, paid monthly:

- Single Family Detached Home (SFD) \$303.04
- Summit at Birchwood Condominium \$269.85 + \$442.31 Condo Fee = \$712.16

## Fees include the following:

1. Birchwood Clubhouses and pools
2. Landscape maintenance services for both individual lots and common areas
3. Common road and other routine common area maintenance, including pet waste stations and the community entry systems
4. Trash and recycling removal for individual homes and common areas
5. Television & Internet services (*please call 2 weeks prior to settlement to set up service*)  
**Note:** Cable Card, Digital Converter or Set Top Boxes required for television reception (*fees and services vary*).
6. Contributions to the replacement reserves
7. Property and liability insurance on the common areas/facilities
8. Professional management of the Association

## Utility Information:

Water & Sewer	Loudoun County Sanitation Authority	Phone: (571) 291-7880
Electric/Power	NOVEC	Phone: (703) 335-0500
Gas	Washington Gas	Phone: (703) 750-1000
	Columbia Gas	Phone: (800) 344-4077
Cable & Internet	Verizon FiOS* (activate/disconnect/billing)	Phone: (800) 501-1172
	Verizon FiOS Technical Support	Phone: (888) 553-1555
Trash & Recycling	Republic Services	Email: <a href="mailto:hoa.nova@republicservices.com">hoa.nova@republicservices.com</a>

## HOA Management Company:

Condos: Malachi Jones, SFMC, Inc.	Phone: (703) 392-6006 x252 Email: <a href="mailto:mjones@sfmcinc.com">mjones@sfmcinc.com</a>
Birchwood Community Association: Cam Gordon, Community Manager	Phone: (703) 327-1150 Email: <a href="mailto:Hello@HOAatBirchwood.com">Hello@HOAatBirchwood.com</a> Website: <a href="http://hoaatbirchwood.nabrnetwork.com">hoaatbirchwood.nabrnetwork.com</a>

## Birchwood Information Center:

23710 Schooler Plaza, Brambleton, VA 20148 • (703) 722-2427 • [www.birchwoodatbrambleton.com](http://www.birchwoodatbrambleton.com)



**NOTICE:** The subject property (Birchwood at Brambleton community) is located within and subject to the Airport Impact Overlay District, Ldn 60-65 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, updated Jan 2025.

