

# BROADLANDS

Association, Inc.

## ***Covenants Corner*** **January Inspections**

### **Light the Night**

During the month, one of the items the covenants inspectors will focus on is homes whose pole lights in their front yards are burned out. In the dead of winter, it is more important than ever to keep your exterior pole light functioning both for security and safety purposes. Please be sure that your pole light is in working order. Your neighbors may be out walking and appreciate all the light they can get. In accordance with the Association Documents, should you fail to bring your lot into compliance, the Board of Directors may take action to enforce compliance. If a violation is noted, the owner will be mailed a letter providing thirty days for the violation to be resolved. If the violation is not corrected, a second violation letter will be issued, providing an additional fourteen-day extension. If the violation remains unresolved, a Hearing Notice is sent and a Hearing will be held in accordance with state law, where charges may be assessed, up to \$10 per day for a maximum of 90 days. Keeping these lights functional is the responsibility of the homeowner whether you own a single family or a town home. Should replacing the light bulb not resolve the problem, you may have tripped a circuit breaker in your home, or you may need to replace the photoelectric cell. An electrician can help you. The HOA does not provide this service. Keep your pole lights operational and keep your home and neighborhood safe.

If you have questions regarding these processes, or have corrected the violation(s), please contact the Covenants office at [covenants@broadlandshoa.com](mailto:covenants@broadlandshoa.com) or Suzan Rodano, Covenants Manager at 703-729-9704. Throughout the year, the covenants team routinely inspects homes for a variety of issues ranging from trash containers in open view, parking issues, architectural modifications to leftover holiday décor. In addition, certain seasons dictate the need to focus on particular inspections where violations may occur with high frequency. This helps preserve the property values for home ownership, promotes community harmony and ensures the high standards of living that our residents have come to expect are maintained.

*Thank you for your continued help,*

*Broadlands Covenants Team*