

BROADLANDS

Association, Inc.

Covenants Corner

August Inspections

We at the Covenants Department hope that everyone had a wonderful 4th of July! We wanted to address a few issues that have been noted throughout the community as well as give some landscaping suggestions.

One issue noted is problems with illegally parked vehicles throughout the Broadlands Community. Unfortunately, since the Covenants Department is currently comprised of two inspectors, we cannot be everywhere at once. We are aware of the issue and are striving to stay on top of the matter. Please notify us at the Covenants Department if there are any vehicles that you notice are parked in a fire lane, parked within fifteen feet of a fire hydrant, double parked, parked on grass or parked in a way to block residents of access of the common area sidewalk. If the vehicle is parked in a VDOT street, then it would be best to notify the authorities for we are unable to enforce any vehicles that are illegally parked in a VDOT street.

Another issue of concern is trash and recycling bins left out in public view after trash pickup days. Please note that receptacles should be stored out of public view by 9:00AM the day after a trash pickup day. We would also like to address that we are aware that at times there may be confusion as to which property a bin belongs to. Since the trash collection company may have bins placed out of their normal location during pickup, there is always a chance that a bin may be cited for the wrong property. If this is the case, please notify us and send us a photo of your receptacle's bin number so we may note this to avoid further confusion. Marking your bins with your address number may prove beneficial in helping prevent any confusion as well.

We also wish to make residents aware that all exterior modifications need to have an application submitted and approved by the Modifications Subcommittee before any changes or additions are made. This includes but is not limited to, color changes, staining of deck and/or fence, hardscaping, sheds, and any other additions to the property. Please refer to the Design Guidelines section of the Broadlands HOA website (<https://www.broadlandshoa.org/for-residents/design-guidelines/>).

Lastly, we wish to provide you with a few suggestions for any resident that may be having issues with getting grass and other plants to grow on their property as well as other landscaping tips. There are several ways to work around this issue to keep your yard looking pristine. If you wish to have grass grow in your yard but there seems to be issues with the fertility of the soil. It may be best to dig up your topsoil (3-4 inches deep) and add compost, nutrients and/or additional topsoil to the soil. Mix the compost, nutrients and/or additional soil so that everything becomes integrated. Next, you want to add grass seeds or sod and make sure they are watered if the weather is dry that week. Please note that it may be best to lightly till the soil before adding seeds, this can be done by taking a hard rake and using it on the soil to help loosen it up and break up any debris, so the seeds have better odds of establishing themselves.

Another option if you would rather not go through the trouble of reestablishing your grass would be to apply for approval for hardscaping for your front lawn to have decorative stones or pavers placed. It would be best to remove the topsoil before adding decorative rocks or pavers to minimize the odds of weeds or grass growing through your hardscaping. One could also get rid of the grass and have a large mulch bed which you could then add plants in to add color and vibrance to your front or back yard. There are many ways to beautify your yards. All it would take is incitive and some creativity.

When dealing with unwanted weeds growing in your garden/mulch beds and/or gravel/stone lots. It is important to know that you should avoid using weedkiller in areas near trees and other plants that you wish to keep on your property. The weedkiller can potentially harm your trees and other plants if you were to spray too close to them. In those cases, it would be best to pull the weeds out by the roots to better prevent them from growing back. If weeds are growing in your beds or stone/gravel lots away from any plants, then using weedkiller would be acceptable. Please note that excessive use of the weedkiller can lead to runoff that may harm plants on your property and/or neighboring properties, so please be mindful when using weedkiller.

Thank you for your continued help,

Broadlands Covenants Team