

# BROADLANDS

Association, Inc.

## STREET MAINTENANCE & SNOW GUIDELINES

### *This Document Contains the Following Information:*

1. **BROADLANDS STREET LIST** – This is a comprehensive list of all streets in our community and identifies who is responsible for their maintenance. Should you have concerns regarding snow removal or street repairs, please use the following contacts to inquire:
  - **VDOT** - NOVA District Office of Transportation - 1-800-367-7623
    - Track VDOT truck locations: <https://www.vdotplows.org>
    - Sidewalk Complaints through Loudoun County LEx: <http://iframe.publicstuff.com>
  - **HOA** - Broadlands Association - 703-729-9704
  - **DEV** - Van Metre - 703-348-5800
2. **SNOW REMOVAL GUIDELINES**
3. **SNOW REMOVAL FAQs**

**BROADLANDS - STREETS, SECTIONS, OWNERSHIP & LANDSCAPED HOMES** (updated Jan 2024)

Street Name	Section	Owner	Type	Street Name	Section	Owner	Type
Ainsley Court	70	VDOT	SF	Frame Square	7	HOA	TH
Arbor Glen Court	24	VDOT	SF	Fullerton Street	26	HOA	CY
Arbor Greene Way	54	HOA	CY	Gardenwall Terrace	92	HOA	TH
Ardmore Street	26, 28, 30	HOA	SF	Gatehouse Way	14	VDOT	SF
Arora Heights Drive	21	VDOT	SF	Gentle Heights Court	44	VDOT	SF
Arundell Court	6	VDOT	SF	Glebe View Drive	17, 20,42,43,44	VDOT	SF
Atherton Street	28, 30	HOA	SF	Glyndebourne Court	74	VDOT	SF
Autumn Harvest Court	24	VDOT	SF	Golden Autumn Place	24	VDOT	SF
Autumnwood Square	10	HOA	TH	Goldhawk Ter	202	DEV	TH
Avens Court	5	VDOT	SF	Goodwin Court	5	VDOT	SF
Avonworth Terrace	60	HOA	TH	Great Sky Place	23	VDOT	SF
Awbrey Place	15, 16	VDOT	SF	Halburton Terrace	56	HOA	TH
Ayr Hill Court	80	VDOT	SF	Harroun Terrace	200	HOA	TH
Bankbarn Terrace	3	HOA	TH	Harvest Green Terrace	10	HOA	TH
Basil Court	20	VDOT	SF	Hawksbury Terrace	54	HOA	TH
Bayard Terrace	56	HOA	TH	Hearthstone Court	16	VDOT	SF
Beckhorn Station Ter	202	DEV	Condo	Heritage Oak Court	80	VDOT	SF
Becontree Terrace	56	HOA	TH	Hidden Pond Place	36	VDOT	SF
Bluestone Court	24	VDOT	SF	Highgrove Terrace	56	HOA	TH
Bramblebush Terrace	56	HOA	TH	Highview Trail Place	82,90	VDOT	SF
Broadwell Court	82	VDOT	SF	Hollowind Court	13	VDOT	SF
Broxton Terrace	56	HOA	TH	Humbolt Square	30	HOA	TH
Buckley Terrace	30	HOA	SF	Hunters Green Square	34	HOA	TH
Burnt Hickory Court	21	VDOT	SF	Huntsman Square	10	HOA	TH
Cattail Meadows Place	38	VDOT	SF	Inglewood Court	72	VDOT	SF
Cedar Springs Court	36	VDOT	SF	Inman Park Place	26	HOA	CY
Center Point Circle	28	HOA	CY	Iredell Terrace	11	HOA	TH
Center Post Terrace	7	HOA	TH	Ivy Wood Terrace	8	HOA	TH
Champney Court	42	VDOT	SF	Kennerly Terrace	60	HOA	TH
Charing Cross Ter	202	DEV	TH	Kisko Way	26	HOA	CY
Chickacoan Trail Drive	1,14,15, 24, 38,40,44	VDOT	SF	Kitchen Prim Court	17	VDOT	SF
Claybrooke Circle	28	HOA	SF	Larchmont Way	54	HOA	CY
Clover Meadow Court	40	VDOT	SF	Laurier Drive	74	VDOT	SF
Cloverleaf Court	78	VDOT	SF	Lefevre Inn Drive	5	VDOT	SF
Columbus Street	28	HOA	SF	Mapleton Court	70	VDOT	SF
Coulwood Terrace	60	HOA	TH	Marburg Terrace	60	HOA	TH
Crossbeam Square	7	HOA	TH	Markham Place	26, 28, 30	HOA	CY
Crosswinds Terrace	58	HOA	TH	Marsh Creek Drive	38	VDOT	SF
Croxley Ter	202	DEV	TH/Condo	Meadow Field Court	40	VDOT	SF
Darby Terrace	26	HOA	TH	Meander Crossing Court	40	VDOT	SF
Demott Drive	6	VDOT	SF	Mears Terrace	200	HOA	TH
Dilworth Square	60	HOA	TH	Merion Street	26,30	HOA	CY
Dobson Court	13	private pipestem	SF	Middle Ridge Place	42	VDOT	SF
Dollis Hill Terr	202	DEV	TH/Condo	Midsummer Way	24	VDOT	SF
Edgemere Terrace	56	HOA	TH	Milford Drive	52	HOA	CY
Ellzey Drive	1, 4, 5, 24	VDOT	SF	Milwick Terrace	92	HOA	TH
Engleside Place	72	VDOT	SF	Mont Blanc Pl	23	DEV	SF
Evening Breeze Court	13	VDOT	SF	Moon Hill Dr	23	DEV	SF
Fairweather Court	20	VDOT	SF	Moss Landing Court	36	VDOT	SF
Falling Rock Terrace	34	HOA	TH	Mount Auburn Place	43	VDOT	SF
Farringdon Sq	202	DEV	TH/Condo	Newbridge Square	11	HOA	TH
Fernbrook Court	38	VDOT	SF	Novi Terrace	200	HOA	TH
Field Station Terrace	8	HOA	TH	Oak Post Court	74	VDOT	SF
Fieldthorn Terrace	56	HOA	TH	Oatyer Court	15	VDOT	SF
Fling Court	6	VDOT	SF	Old Wood Way	36	VDOT	SF
Foche Terrace	11	HOA	TH	Overland Park Drive	26, 28, 30	HOA	CY
Forest Edge Square	34	HOA	TH	Pagoda Terrace	200	HOA	TH
Foyt Terrace	200	HOA	TH	Pallan Terrace	60	HOA	TH

Street Name	Section	Type	Street Name	Section	Type		
Park Brooke Court	78	HOA	SF	Westdale Court	52	HOA	SF
Park Creek Drive	62	VDOT	SF	Whisperhill Court	82	VDOT	SF
Park Glenn Drive	62	VDOT	SF	White Post Way	15	VDOT	SF
Rainier Ln	23	DEV	SF	Wild Timber Court	21	VDOT	SF
Reamy Way	19	VDOT	SF	Windover Drive	52,54	HOA	TH/SF
Reynwood Place	44	VDOT	SF	Windy Oaks Square	58	HOA	TH
Rickenbacker Square	200	HOA	TH	Windy Pine Court	90	VDOT	SF
Ridenour Ridge Lane	23	private pipestem	SF	Wingfoot Court	52	HOA	SF
Riders Square	11	HOA	TH	Withers Grove Court	90	VDOT	SF
Ridgeway Drive	70, 72, 74, 80, 82, 90	VDOT	SF	Woodspice Court	44	VDOT	SF
Riverstone Court	38	VDOT	SF	Wynridge Drive	92	Condo Mgmt	Condo
Royal Fern Terrace	54	HOA	TH	<b>The Arbors Apartments</b>			
Sandhurst Court	72	VDOT	SF	Deepwoods Terrace	32	Apart Mgmt	APT
Scara Place	17, 19	VDOT	SF	Thistle-down Terrace	32	Apart Mgmt	APT
Schenley Terrace	54	HOA	TH	<b>Southern Walk Apartments</b>			
Schoolhouse Court	4	VDOT	SF	Chestwood Acres Terrace	50	Apart Mgmt	APT
Shady Wood Terrace	34	HOA	TH	Crescent Park Terrace	50	Apart Mgmt	APT
Silverthorne Court	20	VDOT	SF	Dry Ridge Terrace	50	Apart Mgmt	APT
Small Branch Place	36	VDOT	SF	Duck Creek	50	Apart Mgmt	APT
Songbird Court	40	VDOT	SF	Hillmont Terrace	50	Apart Mgmt	APT
Spring Morning Court	24	VDOT	SF	Reily Terrace	50	Apart Mgmt	APT
Springwell Drive	36	VDOT	SF	<b>Through Streets</b>			
Stillbrook Farm Drive	13	VDOT	SF	Balham Alley	202	DEV	D&S
Stillwater Terrace	92	HOA	TH	Belmont Ridge Road	Rt. 659	VDOT	
Stone Hollow Drive	78	VDOT	SF	Bermondsey Alley	202	DEV	D&S
Stonestile Place	78	HOA	SF	Bexley Way	42	HOA	SF
Stonewheel Way	42	VDOT	SF	Broadlands Boulevard	Rt. 640	VDOT	
Sturman Place	18	VDOT	SF	Claiborne Parkway	Rt. 901	VDOT	
Summer House Place	42	VDOT	SF	Croson Road	Rt. 645	VDOT	
Sundance Square	39	HOA	SF	Hillside Park	12	HOA	
Sunderland Terrace	92	Condo Mgmt	Condo	Ryan Road	Rt. 772	VDOT	
Sunderleigh Square	56	HOA	TH	Shellhorn Drive	Rt. 643	VDOT	
Sundial Court	42	HOA	SF	Truro Parish Drive	Rt. 2119	VDOT	
Sunstone Court	76	HOA	SF	Village Drive	Rt. 2117	VDOT	
Sweet Bay Terrace	54	HOA	TH	Waxpool Road	Rt. 2119	VDOT	
Sweetpine Lane	23	private pipestem	SF	Mooreview Parkway	to Old Ryan Road	VDOT	
Tealbriar Place	62	VDOT	SF				
Thornblade Circle	62	HOA	SF				
Thornhill Place	24	VDOT	SF				
Tithables Circle	14, 15, 16	VDOT	SF				
Tumbletree Terrace	56	HOA	TH				
Vestals Gap Drive	24, 36, 38, 40, 44	VDOT	SF				
Vestry Court	4	VDOT	SF				
Welby Terrace	8	HOA	TH				
Wells Way	70	VDOT	SF				



## Snow Removal Guidelines

- Snow removal will commence after two inches (2") of snow has accumulated on paved surfaces, or at the discretion of the Association.
- Please allow 18 hours for every 6" of snow accumulation for the roads to be cleared. If you are essential personnel or are required to be available for work around the clock, please make private arrangements or park on a VDOT maintained street.
- Ice melt will be applied at the discretion of management and the conditions in each neighborhood.
- Ice melt application trucks will patrol Association owned streets following a snow or ice event as well as after a melt/ freeze cycle (warm day/freezing night) immediately following the snow or ice event.
- Snow removal equipment contracted by the Association will maintain a minimum of thirty-six inches (36") of clearance from all parking spaces.
- Vehicles parked curbside in the townhome areas should be parked in a garage, driveway, or parking space to allow for curb to curb snow removal. Failure to do so will result in a less efficient snow removal process. Curbside parked vehicles could become stuck due to snow deflecting off plows. Owners that find themselves in this situation due to an unmoved car will be responsible for clearing these areas.
- Snowplow operators push the snow off the roadway in smooth, continuous passes. It ends up in gutters and on road shoulders, sometimes blocking driveways. Homeowners need to be aware that if they clear snow from driveway entrances or vehicles prior to the street or parking lot plowing by the snow removal contractor, that snow may be unintentionally deflected by removal equipment during plowing and may come to rest in driveways or parking spaces. In cases such as these, neither the Association, nor the snow removal contractor is responsible for clearing deflected snow. It is the responsibility of the resident to clear this snow. Shovel snow to the right of your driveway as you face the road to help reduce the amount of snow pushed back in front of your driveway.
- Snow should never be deposited onto streets, sidewalks, parking spaces or parking lot islands, if shoveling or blowing snow, deposit it onto grass covered common areas. This applies to contractors, residents, or anyone hired to perform snow removal service by a resident. The Association is not responsible for removal of snow piled in the street, in a parking space, or on the sidewalk by residents or a contractor hired by residents.
- Snow will be removed from Association owned mailboxes in the townhome areas by the snow removal contractors to allow mail delivery and pick-up.
- The Broadlands Association is not responsible for removing the snow from sidewalks in front of townhomes or single-family homes. This is the sole responsibility of the resident.
- County ordinance (Chapter 1022) that requires the owner/occupant of a property which has a public sidewalk adjoining or touching the property in front, rear or either side, to clear or treat that sidewalk for snow and ice within 6 hours of a snowfall (by 12:00 noon for overnight snowfall). Property owners abutting common areas (i.e. along Ellzey Drive) are also responsible for clearing those sidewalks. This will provide a safe walkway for children going to school. The County Department of Building and Development is responsible for enforcement of this ordinance.
- Major roadways such as Claiborne Parkway, Demott Drive, Vestals Gap Drive, Ellzey Drive, Chickacoan Trail Drive, Glebe View Drive, Truro Parish Drive and Route 625 (Waxpool Road) are considered priority snow removal routes by VDOT. After these roadways are cleared, work will begin on the secondary residential streets.

# Snow Removal FAQs (2024)

To help assist residents with snow removal questions, the Board and Management have prepared the following Frequently Asked Questions. Please contact the HOA office if you have further questions. A list of streets and ownership can be found online at [broadlandshoa.org](http://broadlandshoa.org) by clicking on the snowplow link.

## 1. Why are some roads plowed by VDOT and some by the HOA?

The HOA owns and maintains some roads (85 to be exact) within Broadlands, but many roads are public. The public roads belong to the county and are plowed by VDOT. Taxes pay for VDOT to plow, so residents living on public roads need to contact VDOT directly if they feel they are not receiving adequate service. Residents living on private HOA-owned streets pay an additional assessment to the HOA to fund private road maintenance, which includes snow and ice services. Residents on VDOT streets do not pay the HOA the additional assessments for private road maintenance.

## 2. Can VDOT plow the HOA-owned road?

The HOA would gladly turn all the private roads over to them. Unfortunately, the county has very specific requirements for roads – such as minimum widths – and VDOT will not accept roads that do not meet their requirements. The HOA does not choose which roads it owns. This is determined when the developer submits the plan to the county - long before construction ever began.

## 3. Why are some streets plowed sooner than others?

The crews are assigned maps by their leader. They work on their assigned streets until they are done. With 85 private streets, some roads will be treated first, and some will be done last because the plows cannot be on every street at the same time. The crews normally address the main roads first and then work on the secondary roads. You might see a plow drive past your street without stopping. They may be assigned somewhere else, there may be a vehicle blocking access, too many vehicles parked in the way to get the equipment in safely, or there may be too much snow for their equipment to handle. In blizzard-type storms, snow drifts present additional challenges - previously cleared roads can become snow-covered again, pulling crews back for additional passes. Whatever the reason, crews will work to clear your road as quickly and safely as possible.

## 4. Why don't the plows clear the road down to bare pavement?

Vehicles driving on snow compact it down, making it more difficult for the plow blade to clear the surface to the pavement – one reason the government, media, and HOA encourage residents to stay home and off the streets during inclement weather. The HOA does not generally use chemicals in subdivisions. Residents should expect streets to have some compacted snow and ice for a few days until temperatures and sunshine allow for melting. Crews will treat certain areas with ice-melt e.g. certain hills and intersections, curved roadways, etc. where additional traction is needed to allow safe passage, but thaw/freeze cycles may cause these areas to become covered again. Keep in mind that high winds may cause drifting in some areas - a street may have been plowed only to later be covered again by blowing snow. It can also be difficult for plow blades to scrape down to black pavement, depending on the current conditions (how dry/wet the snow is, how fast it is coming down, how hard the wind is blowing, etc.)

## 5. Why don't the plows clear the entire width of the street, from curb to curb?

Plows are often a misunderstood piece of equipment. If you've ever driven a full-sized pickup on a crowded street like many of the ones in our community, which can be a challenge on its own, consider what it's like to add a plow blade sticking 4 feet out in front of your vehicle. Even a "small" plow truck can be more than 22' long. Operating a large vehicle, manipulating a plow blade from side to side and up and down, and frequently shifting gears is challenging. Plow blades can push snow off to the side, but they cannot pick it up. When significant accumulation occurs, the drivers will do everything possible to clear the widest lanes, but they may not be curb to curb. Bear in mind that these trucks can slide on ice- and snow-covered roads too, so plow drivers exercise extreme caution near parked vehicles, causing owners to have to shovel more to get vehicles out to the road. The contractor widens the roads as much as reasonably possible, but in some of the densely

# Snow Removal FAQs (2024)

populated areas, there is nowhere to push the snow during extremely high snowfall events. Please park your vehicles off the roads and off to the sides of parking lots whenever possible. Abandoned vehicles can also add to the issue.

## 6. *Why can't we use reserves to pay the snow removal bills?*

Reserve funds are required to be held for future repairs and replacements of community property and cannot be used for snow removal. Those funds are on hold in reserve to pay for major expenses such as resurfacing HOA roads, re-roofing the community center, or replacing pool machinery, not for operating expenses.

## 7. *Why are the fees for HOA-owned streets higher than for residents on VDOT streets? How much of the monthly assessment goes to snow plowing?*

For 2024, the budget for snow removal for townhomes and Demott & Silver Condos is \$60,000. That's \$42.96 per unit per year (or \$3.58 per month). The budget for snow removal for single-family homes on private streets (SFPS) is \$18,651. That's \$49.60 per home per year (or \$4.13 per month). The balance of the monthly assessment is for private road maintenance for the repair and repaving of those roads, aprons, curb and gutter, and sidewalks.

## 8. *Why don't we budget more for snow removal and increase service?*

It's impossible to predict the weather months (or even days) in advance, and snow is a huge variable from year to year. When formulating the budget, the Board uses an average cost of snow removal for past years. Inflated amounts can lead to unnecessary increases in assessments or a surplus of income in the budget. The Association is required to maintain a balanced budget. The Board makes every effort to keep assessments stable while keeping services as high as possible.

## 9. *How does our snow contract work?*

The Association's contract is "time and materials" and is at a fair and reasonable cost for these services in our area. Each snow event is different and unpredictable, but we are billed only for the time the contractor worked. The Association is fortunate to have a contractor who is solely dedicated to Broadlands and willing to work around the clock. Many associations have crews that are assigned to multiple properties, and their community may not be a priority for that contractor. If you've ever driven down Demott Drive, you've probably seen some of the equipment stored in the Summerbrooke pool parking lot. All equipment is stored on site all winter and is dedicated to Broadlands. Additional equipment that is utilized by the contractor for other jobs year-round is brought for snow events to fully support our needs.

## 10. *How do we know we are receiving the best and most qualified plowing service?*

Signature Snow and Ice Control (SSIC) has been providing snow plowing services in Broadlands for 20 years. Their rates are extremely competitive, and they are familiar with the most efficient and productive ways to plow our streets. They routinely provide Broadlands with several plow trucks, a tractor, and crews dedicated to clearing our roads and sidewalks as quickly as possible. Additional equipment is brought in as conditions warrant.

## 11. *Do crews take breaks? How long do they work between breaks?*

Many of the drivers work long hours during winter weather events - often 24 to 36 hours at a time without the opportunity to go home and sleep in a real bed. The goal during heavy storms is for each driver to have a 6-hour break every 24 hours. Sometimes they need breaks more often to nap, eat, use the restroom, or touch base with loved ones. It's understandable and recommended that they take a break occasionally to re-energize and safely continue their work. They work both day and night, driving slippery roads, dodging parked cars, and avoiding hazards to clear the roads. All so that emergency responders can reach residents in the event of a life-threatening emergency.

# Snow Removal FAQs (2024)

## ***12. Can the plows push the snow in such a way as to avoid blocking my driveway?***

A plow blade is designed to push snow to the side; it will not pick it up and deposit it elsewhere. As the plow moves along the road, snow is piled up along the side whether that side has a curb, a driveway, or a guardrail. To clear a lane quickly, the plows will push snow off to the sides. It can be very frustrating to dig out the driveway only to have the plow leave a new pile. VDOT recommends digging out an area 10 to 15 feet to the right of your driveway (viewed from the street), giving the excess snow a place to go, which may help minimize the plow pile at the end of your driveway. This is difficult to do in some of the densely populated areas where driveways are side by side.

## ***13. Who is responsible for clearing around the fire hydrants?***

On HOA-owned streets, our contractor marks all the hydrants using wooden stakes with blue tape on them when 20 inches or more of snow is expected. This way they can return after the snow subsides and the roads are clear to dig them out to make them accessible for fire trucks. On VDOT streets, it is the residents' responsibility to mark and dig out the hydrants.

## ***14. Where should I put the snow from my driveway/sidewalk/parking space if not in the street?***

The HOA and VDOT ask that you do everything possible to avoid shoveling snow into the street as it creates roadblocks for your neighbors and adds to the snow volume that the plows must move out of the way. Try to pile the snow in your yard or find some common area open space (turf, not roadway) to place the snow.

## ***15. Why does the HOA mark the main roads with the orange snow stakes? Why doesn't it mark the private roads?***

Several years ago, the HOA invested in snow markers to identify the edges of the roads on the main roads (Claiborne/Waxpool/Truro Parish/Broadlands Blvd). Although these are VDOT roads, the association has an easement to maintain the turf on the medians and right of way on these roads. Therefore, the HOA must pay for turf repairs when they happen. These stakes assist the plows for two reasons. For one thing, the equipment that keeps these main roads clear is larger commercial-grade trucks that sit several feet higher off the ground than a regular pickup truck. That makes it that much harder to see the edges of the road. Additionally, when VDOT installed the curb on these roads, they rounded the edges to save concrete. This does not define the edge of the road in the same way that a square concrete curb does, and it's much easier for the plows to jump the curb and shave off large sections of turf in doing so. On the HOA roads, the plow equipment is generally smaller so the drivers can see a bit easier. Also, most, if not all the HOA roads have square curbs, making it slightly harder for the plow to jump the curb and damage the turf. While the HOA has observed turf damage on main roads following storms, the damage is significantly lower than it would have been had the stakes been absent. The stakes typically get installed in November before the ground freezes, so they can be driven deep enough to be stable. They do occasionally get broken, stolen, or vandalized, and are reinstalled or replaced as necessary.