



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.