

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 - 703-348-5824
2. **SNOW REMOVAL GUIDELINES**
3. **SNOW REMOVAL FAQs**

BROADLANDS STREET LIST (page 1 of 2)

Legend: SF=Single Family ; CY=Courtyard ; TH=Townhome ; Villa=Park Glen Villas ; D&S=Demott & Silver ; red=landscaped

Street Name	Type	Owner	Section	Street Name	Type	Owner	Section
Ainsley Court	SF	VDOT	70	Ivy Wood Terrace	TH	HOA private	8
Arbor Glen Court	SF	VDOT	24	Kennerly Terrace	TH	HOA private	60
Arbor Greene Way	CY	HOA private	54	Kisko Way	CY	HOA private	26
Ardmore Street	TH	HOA private	26, 28, 30	Kitchen Prim Court	SF	VDOT	17
Arora Heights Drive	SF	VDOT	21	Larchmont Way	CY	HOA private	54
Arundell Court	SF	VDOT	6	Laurier Drive	SF	VDOT	74
Atherton Street	CY/TH	HOA private	28, 30	Lefevre Inn Drive	SF	VDOT	5
Autumn Harvest Court	SF	VDOT	24	Mapleton Court	SF	VDOT	70
Autumnwood Square	TH	HOA private	10	Marburg Terrace	TH	HOA private	60
Avens Court	SF	VDOT	5	Markham Place	CY/TH	HOA private	26, 28, 30
Avonworth Terrace	TH	HOA private	60	Marsh Creek Drive	SF	VDOT	38
Awbrey Place	SF	VDOT	15, 16	Meadow Field Court	SF	VDOT	40
Ayr Hill Court	SF	VDOT	80	Meander Crossing Court	SF	VDOT	40
Bankbarn Terrace	TH	HOA private	3	Mears Terrace	TH	HOA private	200
Basil Court	SF	VDOT	20	Merion Street	CY/TH	HOA private	26,30
Bayard Terrace	TH	HOA private	56	Middle Ridge Place	SF	VDOT	42
Becontree Terrace	TH	HOA private	202	Midsummer Way	SF	VDOT	24
Beckhorn Station Terr	Condo	HOA	56	Milford Drive	CY	HOA private	52
Bluestone Court	SF	VDOT	24	Milwick Terrace	Villa TH	HOA private	92
Bramblebush Terrace	TH	HOA private	56	Mont Blanc Pl	Hillside SF	DEV	23
Broadwell Court	SF	VDOT	82	Moon Hill Dr	Hillside SF	DEV	23
Broxton Terrace	TH	HOA private	56	Moss Landing Court	SF	VDOT	36
Buckley Terrace	TH	HOA private	30	Mount Auburn Place	SF	VDOT	43
Burnt Hickory Court	SF	VDOT	21	Newbridge Square	TH	HOA private	11
Cattail Meadows Place	SF	VDOT	38	Novi Terrace	TH	HOA private	200
Cedar Springs Court	SF	VDOT	36	Oak Post Court	SF	VDOT	74
Center Point Circle	CY	HOA private	28	Oatyer Court	SF	VDOT	15
Center Post Terrace	TH	HOA private	7	Old Wood Way	SF	VDOT	36
Champney Court	SF	VDOT	42	Overland Park Drive	CY/TH	HOA private	26, 28, 30
Charing Cross Ter	D&S TH	DEV private	202	Pagoda Terrace	TH	HOA private	200
Chickacoan Trail Drive	SF	VDOT	1,14,15, 24, 38,40,44	Pallan Terrace	TH	HOA private	60
Claybrooke Circle	CY	HOA private	28	Park Brooke Court	CY	HOA private	78
Clover Meadow Court	SF	VDOT	40	Park Creek Drive	SF	VDOT	62
Cloverleaf Court	SF	VDOT	78	Park Glenn Drive	SF	VDOT	62
Columbus Street	CY	HOA private	28	Rainier Ln	Hillside SF	DEV Private	23
Coulwood Terrace	TH	HOA private	60	Reamy Way	SF	VDOT	19
Crossbeam Square	TH	HOA private	7	Reynwood Place	SF	VDOT	44
Crosswinds Terrace	TH	HOA private	58	Rickenbacker Square	TH	HOA private	200
Croxley Ter	D&S TH/Condo	HOA private	202	Ridenour Ridge Lane	SF	owner private pipestem	23
Darby Terrace	TH	HOA private	26	Riders Square	TH	HOA private	11
Demott Drive	SF	VDOT	6	Ridgeway Drive	SF	VDOT	70, 72, 74, 80, 82, 90
Dilworth Square	TH	HOA private	60	Riverstone Court	SF	VDOT	38
Dobson Court	SF	owner private pipestem	13	Royal Fern Terrace	TH	HOA private	54
Dollis Hill Terr	D&S TH/Condo	DEV private	202	Sandhurst Court	SF	VDOT	72
Edgemere Terrace	TH	HOA private	56	Scara Place	SF	VDOT	17, 19
Elizy Drive	SF	VDOT	1, 4, 5, 24	Schenley Terrace	TH	HOA private	54
Engleside Place	SF	VDOT	72	Schoolhouse Court	SF	VDOT	4
Evening Breeze Court	SF	VDOT	13	Shady Wood Terrace	TH	HOA private	34
Fairweather Court	SF	VDOT	20	Silverthorne Court	SF	VDOT	20
Falling Rock Terrace	TH	HOA private	34	Small Branch Place	SF	VDOT	36
Farrington Sq	D&S TH/Condo	HOA ph 1 / DEV ph 2	202	Songbird Court	SF	VDOT	40
Fernbrook Court	SF	VDOT	38	Spring Morning Court	SF	VDOT	24
Field Station Terrace	TH	HOA private	8	Springwell Drive	SF	VDOT	36
Fieldthorn Terrace	TH	HOA private	56	Stillbrook Farm Drive	SF	VDOT	13
Fling Court	SF	VDOT	6	Stillwater Terrace	Villa TH	HOA private	92
Foche Terrace	TH	HOA private	11	Stone Hollow Drive	SF	VDOT	78
Forest Edge Square	TH	HOA private	34	Stonestyle Place	CY	HOA private	78
Foyt Terrace	TH	HOA private	200	Stonewheel Way	SF	VDOT	42
Frame Square	TH	HOA private	7	Sturman Place	SF	VDOT	18
Fullerton Street	CY/TH	HOA private	26	Summer House Place	SF	VDOT	42
Gardenwall Terrace	Villa TH	HOA private	92	Sundance Square	SF	HOA private	39
Gatehouse Way	SF	VDOT	14	Sunderleigh Square	TH	HOA private	56
Gentle Heights Court	SF	VDOT	44	Sundial Court	SF	HOA private	42
Glebe View Drive	SF	VDOT	17, 20,42,43,44	Sunstone Court	CY	HOA private	76
Glyndebourne Court	SF	VDOT	74	Sweet Bay Terrace	TH	HOA private	54
Golden Autumn Place	SF	VDOT	24	Sweetpine Lane	SF	owner private pipestem	23
Goldhawk Ter	D&S TH	HOA private	202	Tealbriar Place	SF	VDOT	62
Goodwin Court	SF	VDOT	5	Thornblade Circle	SF	HOA private	62
Great Sky Place	SF	VDOT	23	Thornhill Place	SF	VDOT	24
Halburton Terrace	TH	HOA private	56	Tithables Circle	SF	VDOT	14, 15, 16
Harrour Terrace	TH	HOA private	200	Tumbletree Terrace	TH	HOA private	56
Harvest Green Terrace	TH	HOA private	10	Vestals Gap Drive	SF	VDOT	24, 36, 38, 40, 44
Hawksbury Terrace	TH	HOA private	54	Vestry Court	SF	VDOT	4
Hearthstone Court	SF	VDOT	16	Welby Terrace	TH	HOA private	8
Heritage Oak Court	SF	VDOT	80	Wells Way	SF	VDOT	70
Hidden Pond Place	SF	VDOT	36	Westdale Court	CY	HOA private	52
Highgrove Terrace	TH	HOA private	56	Whisperhill Court	SF	VDOT	82
Highview Trail Place	SF	VDOT	82,90	White Post Way	SF	VDOT	15
Hollownd Court	SF	VDOT	13	Wild Timber Court	SF	VDOT	21
Humbolt Square	TH	HOA private	30	Windover Drive	CY/TH	HOA private	52,54
Hunters Green Square	TH	HOA private	34	Windy Oaks Square	TH	HOA private	58
Huntsman Square	TH	HOA private	10	Windy Pine Court	SF	VDOT	90
Inglewood Court	SF	VDOT	72	Wingfoot Court	CY	HOA private	52
Inman Park Place	CY	HOA private	26	Withers Grove Court	SF	VDOT	90
Iredell Terrace	TH	HOA private	11	Woodspice Court	SF	VDOT	44

BROADLANDS STREET LIST (page 2 of 2)

Street Name	Owner	Section
<i>The Arbors Apartments</i>		
Deepwoods Terrace	APT Mgmt	32
Thistedown Terrace	APT Mgmt	32
<i>Signature & Villages Condos</i>		
Wynridge Dr	Condo Mgmt	92
Sunderland Ter	Condo Mgmt	92
<i>Southern Walk Apartments</i>		
Chestwood Acres Terrace	APT Mgmt	50
Crescent Park Terrace	APT Mgmt	50
Dry Ridge Terrace	APT Mgmt	50
Duck Creek	APT Mgmt	50
Hillmont Terrace	APT Mgmt	50
Reily Terrace	APT Mgmt	50
<i>Through Streets</i>		
Balham Alley	DEV	D&S
Belmont Ridge Road	VDOT	Rt. 659
Bermondsey Alley	HOA	D&S
Bexley Way	HOA	42
Broadlands Boulevard	VDOT	Rt. 640
Claiborne Parkway	VDOT	Rt. 901
Croson Road	VDOT	Rt. 645
Hillside Park	HOA	12
Ryan Road	VDOT	Rt. 772
Shellhorn Drive	VDOT	Rt. 643
Truro Parish Drive	VDOT	Rt. 2119
Village Drive	VDOT	Rt. 2117
Waxpool Road	VDOT	Rt. 2119
Mooreview Parkway	VDOT	to Old Ryan Rd

SNOW REMOVAL GUIDELINES

- The primary objective is to make the private streets and sidewalks reasonably safe and passable within a reasonable timeframe after the end of snowfall. Residents should be aware that during and after the storm, streets, trails, and sidewalks may be snow-covered and/or icy.
- Snow removal will generally commence after two inches (2") of snow has accumulated on paved surfaces, or at the discretion of the Association. Crews will follow an assigned route throughout the community, clearing the roadways as they go, then moving on to the next area. They will return to check for any additional snow, ice accumulation, or wind-related issues, and make further passes as conditions dictate.
- Please allow 12 hours after the storm ends for every 2" of snow accumulation for the roads to be cleared or recleared. If you are essential personnel or are required to be available for work around the clock, please make prior arrangements or park on a VDOT-maintained street.
- Ice melt may be applied at the discretion of the Association depending on weather conditions.
- Snow removal equipment contracted by the Association will maintain a minimum of thirty-six inches (36") of clearance from all parking spaces.
- To allow for optimal snow clearing, vehicles should be parked in a garage, driveway, or parking space whenever possible during expected inclement weather. Failure to do so will result in a less efficient snow removal process. Vehicles parked curbside could become stuck due to snow deflecting off plows. If this occurs due to an unmoved vehicle, the owner will be responsible for clearing the area.
- Snowplow operators push the snow off the roadway in smooth, continuous passes, which may result in snow being deposited in gutters and on road shoulders and occasionally blocking driveways. Homeowners should be aware that if they clear snow from driveway entrances or parking spaces before the street or parking lot is plowed, the snow may be unintentionally pushed back into the driveway or parking space. In such cases, 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. To minimize this issue, we recommend shoveling snow to the right of your driveway (as you face the road), which can 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 using a snow blower, deposit the snow onto grass-covered areas. The Association is not responsible for the removal of snow piled in the street, in parking spaces, or on the sidewalk by residents or a contractor hired by residents.
- The contractor will make efforts to clear the areas around the Association-owned cluster mailboxes in the townhome areas so that mail delivery and pick-up can occur after the streets and paths have been addressed.
- The association will plow asphalt trails along major roadways such as Claiborne Parkway, Truro Parish Drive, Waxpool Road, and Demott Drive. Generally, the association does not plow asphalt trails that are not located along these main roadways.
- Please yield to plow trucks and other snow removal equipment. Obey equipment signage, such as "stay back 100ft". It is important to give plow trucks and equipment operators ample space to safely maneuver and perform their work.
- Broadlands Association is not responsible for removing the snow from sidewalks adjacent to townhomes or single-family homes. Snow removal from these sidewalks, as well as from driveways, driveway aprons, and walkways, is the sole responsibility of the resident.
- According to (Chapter 1022 of the Loudoun County Codified Ordinances, the owner/occupant of a property that has a public sidewalk adjoining or touching the property in front, rear or either side, is required to clear or treat that sidewalk for snow and ice within 6 hours of a snowfall (by 12:00pm noon for overnight snowfall). Residents of properties abutting common areas (i.e. along Ellzey Drive) are also responsible for clearing those sidewalks. The County Department of Building and Development is responsible for the enforcement of this ordinance.

Our snow removal efforts focus on maintaining clear drive lanes on HOA-owned streets for safe access in the community. Contractors do not clear snow to the curb, and the HOA is not responsible for clearing common area parking spaces or areas next to parked vehicles—this is the responsibility of the vehicle owners. While we strive for effective snow management, we cannot control freeze-thaw cycles or remove all snow and ice. Clearing the main paths is our priority, but navigating winter conditions is ultimately up to individual drivers and pedestrians.

During a snow event, the best way to reach the staff is by email at info@broadlandshoa.com. Staff will monitor the inbox throughout the event to relay important information to contractors. Please note that responses to email inquiries may be delayed due to the high volume of activity during inclement weather.

Snow Removal FAQs (2025)

The Board and Management have prepared a list of Frequently Asked Questions to assist residents with snow removal. For more questions, please contact the HOA office. Visit broadlandshoa.org and click on the snowplow link for a list of streets and ownership.

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 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 2025, the budget for snow removal for townhomes and D&S Condos is \$69,746. That's \$52.20 per unit per year (or \$4.35 per month). The budget for snow removal for single-family homes on private streets is \$19,220. That's \$51.12 per home per year (or \$4.26 per month)

Snow Removal FAQs (2025)

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.

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 define the edges of main roads (Claiborne/Waxpool/Truro Parish/Broadlands Blvd), which are maintained through an easement despite being VDOT roads. These stakes help large commercial plow trucks see the road edges better, especially since VDOT rounded the curbs to save on concrete, making it easier for plows to damage the turf. In contrast, the HOA roads have smaller plows and square curbs, resulting in less damage. The stakes are usually installed in November before the ground freezes and are replaced as needed if broken, stolen, or vandalized. Their presence helps significantly reduce turf damage after storms.