

# 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	Street Name	Type	Owner
Ainsley Court	SF	VDOT	Fullerton Street	CY/TH	HOA private
Arbor Glen Court	SF	VDOT	Gardenwall Terrace	Villa TH	HOA private
Arbor Greene Way	CY	HOA private	Gatehouse Way	SF	VDOT
Ardmore Street	TH	HOA private	Gentle Heights Court	SF	VDOT
Arora Heights Drive	SF	VDOT	Glebe View Drive	SF	VDOT
Arundell Court	SF	VDOT	Glyndebourne Court	SF	VDOT
Atherton Street	CY/TH	HOA private	Golden Autumn Place	SF	VDOT
Autumn Harvest Court	SF	VDOT	Goldhawk Ter	D&S TH	HOA private
Autumnwood Square	TH	HOA private	Goodwin Court	SF	VDOT
Avens Court	SF	VDOT	Great Sky Place	SF	VDOT
Avonworth Terrace	TH	HOA private	Halburton Terrace	TH	HOA private
Awbrey Place	SF	VDOT	Harroun Terrace	TH	HOA private
Ayr Hill Court	SF	VDOT	Harvest Green Terrace	TH	HOA private
Bankbarn Terrace	TH	HOA private	Hawksbury Terrace	TH	HOA private
Basil Court	SF	VDOT	Hearthstone Court	SF	VDOT
Bayard Terrace	TH	HOA private	Heritage Oak Court	SF	VDOT
Becontree Terrace	TH	HOA private	Hidden Pond Place	SF	VDOT
Beckhorn Station Terr	Condo	HOA private	Highgrove Terrace	TH	HOA private
Bluestone Court	SF	VDOT	Highview Trail Place	SF	VDOT
Bramblebush Terrace	TH	HOA private	Hollowind Court	SF	VDOT
Broadwell Court	SF	VDOT	Humbolt Square	TH	HOA private
Broxton Terrace	TH	HOA private	Hunters Green Square	TH	HOA private
Buckley Terrace	TH	HOA private	Huntsman Square	TH	HOA private
Burnt Hickory Court	SF	VDOT	Inglewood Court	SF	VDOT
Cattail Meadows Place	SF	VDOT	Inman Park Place	CY	HOA private
Cedar Springs Court	SF	VDOT	Iredell Terrace	TH	HOA private
Center Point Circle	CY	HOA private	Ivy Wood Terrace	TH	HOA private
Center Post Terrace	TH	HOA private	Kennerly Terrace	TH	HOA private
Champney Court	SF	VDOT	Kisko Way	CY	HOA private
Charing Cross Ter	D&S TH	DEV private	Kitchen Prim Court	SF	VDOT
Chickacoan Trail Drive	SF	VDOT	Larchmont Way	CY	HOA private
Claybrooke Circle	CY	HOA private	Laurier Drive	SF	VDOT
Clover Meadow Court	SF	VDOT	Lefevre Inn Drive	SF	VDOT
Cloverleaf Court	SF	VDOT	Mapleton Court	SF	VDOT
Columbus Street	CY	HOA private	Marburg Terrace	TH	HOA private
Coulwood Terrace	TH	HOA private	Markham Place	CY/TH	HOA private
Crossbeam Square	TH	HOA private	Marsh Creek Drive	SF	VDOT
Crosswinds Terrace	TH	HOA private	Meadow Field Court	SF	VDOT
Croxley Ter	D&S TH/Condo	HOA private	Meander Crossing Court	SF	VDOT
Darby Terrace	TH	HOA private	Mears Terrace	TH	HOA private
Demott Drive	SF	VDOT	Merion Street	CY/TH	HOA private
Dilworth Square	TH	HOA private	Middle Ridge Place	SF	VDOT
Dobson Court	SF	owner private pipstem	Midsummer Way	SF	VDOT
Dollis Hill Terr	D&S TH/Condo	DEV private	Milford Drive	CY	HOA private
Edgemere Terrace	TH	HOA private	Milwick Terrace	Villa TH	HOA private
Ellzey Drive	SF	VDOT	Mont Blanc Pl	Hillside SF	DEV
Engleside Place	SF	VDOT	Moon Hill Dr	Hillside SF	DEV
Evening Breeze Court	SF	VDOT	Moss Landing Court	SF	VDOT
Fairweather Court	SF	VDOT	Mount Auburn Place	SF	VDOT
Falling Rock Terrace	TH	HOA private	Newbridge Square	TH	HOA private
Farringdon Sq	D&S TH/Condo	HOA ph 1 / DEV ph 2	Novi Terrace	TH	HOA private
Fernbrook Court	SF	VDOT	Oak Post Court	SF	VDOT
Field Station Terrace	TH	HOA private	Oatyer Court	SF	VDOT
Fieldthorn Terrace	TH	HOA private	Old Wood Way	SF	VDOT
Fling Court	SF	VDOT	Overland Park Drive	CY/TH	HOA private
Foche Terrace	TH	HOA private	Pagoda Terrace	TH	HOA private
Forest Edge Square	TH	HOA private	Pallan Terrace	TH	HOA private
Foyt Terrace	TH	HOA private			
Frame Square	TH	HOA private			

**BROADLANDS STREET LIST (page 2 of 2)**

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Street Name	Type	Owner
Park Brooke Court	CY	HOA private
Park Creek Drive	SF	VDOT
Park Glenn Drive	SF	VDOT
Rainier Ln	Hillside SF	DEV Private
Reamy Way	SF	VDOT
Reynwood Place	SF	VDOT
Rickenbacker Square	TH	HOA private
Ridenour Ridge Lane	SF	owner private pipestem
Riders Square	TH	HOA private
Ridgeway Drive	SF	VDOT
Riverstone Court	SF	VDOT
Royal Fern Terrace	TH	HOA private
Sandhurst Court	SF	VDOT
Scara Place	SF	VDOT
Schenley Terrace	TH	HOA private
Schoolhouse Court	SF	VDOT
Shady Wood Terrace	TH	HOA private
Silverthorne Court	SF	VDOT
Small Branch Place	SF	VDOT
Songbird Court	SF	VDOT
Spring Morning Court	SF	VDOT
Springwell Drive	SF	VDOT
Stillbrook Farm Drive	SF	VDOT
Stillwater Terrace	Villa TH	HOA private
Stone Hollow Drive	SF	VDOT
Stonestile Place	CY	HOA private
Stonewheel Way	SF	VDOT
Sturman Place	SF	VDOT
Summer House Place	SF	VDOT
Sundance Square	SF	HOA private
Sunderleigh Square	TH	HOA private
Sundial Court	SF	HOA private
Sunstone Court	CY	HOA private
Sweet Bay Terrace	TH	HOA private
Sweetpine Lane	SF	owner private pipestem
Tealbriar Place	SF	VDOT
Thornblade Circle	SF	HOA private
Thornhill Place	SF	VDOT
Tithables Circle	SF	VDOT
Tumbletree Terrace	TH	HOA private
Vestals Gap Drive	SF	VDOT
Vestry Court	SF	VDOT
Welby Terrace	TH	HOA private
Wells Way	SF	VDOT

Street Name	Type	Owner
Westdale Court	CY	HOA private
Whisperhill Court	SF	VDOT
White Post Way	SF	VDOT
Wild Timber Court	SF	VDOT
Windover Drive	CY/TH	HOA private
Windy Oaks Square	TH	HOA private
Windy Pine Court	SF	VDOT
Wingfoot Court	CY	HOA private
Withers Grove Court	SF	VDOT
Woodspice Court	SF	VDOT
<b>The Arbors Apartments</b>		
Deepwoods Terrace	32	APT Mgmt
Thistledown Terrace	32	APT Mgmt
<b>Southern Walk Apartments</b>		
Chestwood Acres Terrace	50	APT Mgmt
Crescent Park Terrace	50	APT Mgmt
Dry Ridge Terrace	50	APT Mgmt
Duck Creek	50	APT Mgmt
Hillmont Terrace	50	APT Mgmt
Reily Terrace	50	APT Mgmt
<b>Through Streets</b>		
Balham Alley	D&S	DEV
Belmont Ridge Road	Rt. 659	VDOT
Bermondsey Alley	D&S	HOA
Broadlands Boulevard	Rt. 640	VDOT
Claiborne Parkway	Rt. 901	VDOT
Croson Road	Rt. 645	VDOT
Hillside Park	12	HOA
Ryan Road	Rt. 772	VDOT
Shellhorn Drive	Rt. 643	VDOT
Truro Parish Drive	Rt. 2119	VDOT
Village Drive	Rt. 2117	VDOT
Waxpool Road	Rt. 2119	VDOT
Mooreview Parkway	to Old Ryan Rd	VDOT

1/1/2025



## 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 (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](http://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.