

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 re-cleared. 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 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/treat 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.
- The wooded trails remain shaded much of the time, which means they are prone to persistent icy conditions regardless of treatment. Applying resources to these trails is not an effective use of homeowner funds. The use of trails, especially in winter conditions, is at the user's own risk. Snow and ice can change rapidly due to temperature fluctuations, wind, and lack of sunlight, so users should use caution when traveling in these areas.
- Both during and after a storm, even plowed/treated streets, trails, and sidewalks may still be snow-covered and/or icy. Conditions can change rapidly due to temperature fluctuations, wind, and lack of sunlight. Travelers should always use caution and proceed at their own risk.
- 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, and 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 12:00 pm 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.