

Street Maintenance & Snow Guidelines

A quick reference for street maintenance responsibilities, snow-removal questions, and the appropriate service contacts in Broadlands.

HOW TO USE THIS GUIDE

Use the street list to identify the party responsible for a particular roadway, then contact that organization with questions about snow removal or street repairs.

What You Will Find

01

Broadlands Street List

A comprehensive list of community streets and the organization responsible for their maintenance.

02

Snow Removal Guidelines

Guidance on snow-removal responsibilities and procedures.

03

Snow Removal FAQs

Answers to common resident questions about winter-weather service.

Who to Contact

For snow-removal concerns or street-repair questions, contact the organization responsible for the street. The street list in this guide identifies the responsible party.

Responsible party	Contact	Helpful resource
VDOT	Northern Virginia District Office of Transportation 1-800-367-7623	Track VDOT plow trucks: vdotplows.org Sidewalk complaints: Loudoun County LEx at iframe.publicstuff.com
HOA	Broadlands Association 703-729-9704	Community and association-maintained street questions
DEV	Van Metre 703-348-5824	Developer-maintained street questions

Reminder Check the street list before calling so your request reaches the correct organization as quickly as possible.

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

BROADLANDS STREET LIST (page 2 of 2)

Street Name	Owner	Section
<i>Signature & Villages Condos</i>		
Wynridge Dr	Condo Mgmt (grounds, building, street)	92
Sunderland Ter	Condo Mgmt (grounds, building, street)	92
Stillwater Ter	Condo Mgmt (grounds, building, street)	92
<i>Demott & Silver Condos</i>		
Beckhorn Station	Condo Mgmt (grounds & building)	202
Dollis Hill	Condo Mgmt (grounds & building)	202
Croxley	Condo Mgmt (grounds & building)	202
Farringdon	Condo Mgmt (grounds & building)	202
<i>The Arbors Apartments</i>		
Deepwoods Terrace	APT Mgmt (grounds, building, street)	32
Thistledown Terrace	APT Mgmt (grounds, building, street)	32
<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 private	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

WINTER OPERATIONS

Snow Removal Guidelines

A resident reference for winter-weather operations on HOA-owned streets, sidewalks, trails, and common areas.

PLEASE PLAN AHEAD

Streets, trails, and sidewalks may remain snow-covered or icy during and after a storm. Travelers should proceed at their own risk because conditions can change rapidly.

At a Glance

WHEN SERVICE BEGINS Generally after 2 inches of snow has accumulated on paved surfaces, or at the Association’s discretion. OPERATIONAL FOCUS Maintaining clear drive lanes on HOA-owned streets.	CLEARING TIMEFRAME Allow 12 hours after a storm ends for every 2 inches of accumulation for roads to be cleared or re-cleared. FASTEST CONTACT During a snow event, email info@broadlandshoa.com. High message volume may cause delays.
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Service Scope & Limitations

- Roadways** The Association’s objective is to make private streets and sidewalks reasonably safe and passable within a reasonable timeframe after snowfall.
- Curbside clearing** Contractors do not clear snow to the curb. The HOA is not responsible for clearing common-area parking spaces or areas beside parked vehicles.
- Essential personnel** Make prior arrangements or park on a VDOT-maintained street if you need dependable access during a storm.

Parking During Winter Weather

- Park vehicles in a garage, driveway, or designated parking space during inclement weather.
- Snow-removal equipment maintains a minimum 36-inch clearance from parking spaces.
- Vehicles parked curbside may become stuck because snow is deflected by plows; the vehicle owner is responsible for clearing that area.

Resident Responsibilities

Your actions help keep streets, sidewalks, and emergency access routes safer for everyone.

Sidewalks, Driveways & Snow Placement

- The Association does not remove snow from sidewalks adjacent to townhomes or single-family homes, nor from driveways, driveway aprons, or walkways.
- Under Loudoun County Ordinance, Chapter 1022, owners and occupants must clear or treat public sidewalks adjoining their property within 6 hours of a snowfall—or by 12:00 p.m. when the snowfall occurs overnight.
- This requirement includes residents whose property abuts common areas, such as along Ellzey Drive.
- Never deposit snow onto streets, sidewalks, parking spaces, or parking-lot islands. Place snow on grass-covered areas.

DRIVEWAY TIP Plows make continuous passes, which can leave “deflected” snow in gutters or across driveways. Neither the Association nor its contractor is responsible for removing this material. To reduce it, shovel snow to the right side of your driveway as you face the road.

Trails, Mailboxes & Equipment Safety

Trails The Association plows and treats asphalt trails along major roadways, including Claiborne Parkway, Truro Parish Drive, Waxpool Road, and Demott Drive. Wooded trails generally are not plowed and may remain icy; use them at your own risk.

Mailboxes After streets and paths are addressed, contractors will make efforts to clear areas around Association-owned cluster mailboxes in townhome areas.

Plow equipment Yield to plow trucks and equipment at all times. Stay at least 100 feet back.

Need Assistance?

Contact	How to reach us
Broadlands Association	703-729-9704 info@broadlandshoa.com
Mailing address	21907 Claiborne Parkway Broadlands, Virginia 20148

For the fastest response during an active snow event, email info@broadlandshoa.com.

Snow Removal FAQs

Answers to the questions residents most often ask about winter-weather response in Broadlands.

HOW TO USE THIS GUIDE For a list of streets and their ownership, visit broadlandshoa.org and select the snowplow link. For additional questions, contact the HOA office.

Topics at a Glance

STREET OWNERSHIP

VDOT vs. HOA roads, service priorities, and plowing limits.

WINTER OPERATIONS

Equipment, rest periods, plow piles, hydrants, and parking.

BUDGET & CONTRACT

Funding, reserves, annual budget, and contractor operations.

RESIDENT ACTIONS

Where to put snow and why roadway markers are used.

Street Ownership & Plowing

01

Why are some roads plowed by VDOT and some by the HOA?

The HOA owns and maintains 86 roads within Broadlands, while many roads are public. Public roads belong to the county and are plowed by VDOT. Taxes fund VDOT plowing; residents on public roads should contact VDOT directly if they believe service is inadequate. Residents on private HOA-owned streets pay an additional HOA assessment for private-road maintenance, including snow and ice service. Residents on VDOT streets do not pay that additional private-road maintenance assessment.

02

Can VDOT plow HOA-owned roads?

The HOA would gladly turn all private roads over to VDOT. However, the county has specific acceptance requirements, including minimum road widths, and VDOT will not accept roads that do not meet them. The HOA does not choose which roads it owns; ownership is determined when the developer submits the plan to the county, long before construction begins.

03

Why are some streets plowed sooner than others?

Crew leaders assign maps, and crews work through their assigned streets. With 86 private streets, plows cannot be on every street at once; main roads are normally addressed before secondary roads. A plow may pass your street because it is assigned elsewhere, access is blocked by a vehicle, too many parked vehicles prevent safe equipment access, or snow is too deep for the equipment. During blizzard-type storms, drifting can cover roads again and require additional passes. Crews will clear roads as quickly and safely as possible.

04

Why don't plows clear roads down to bare pavement?

Traffic compacts snow, making it difficult for blades to reach pavement—one reason residents are encouraged to stay home and off streets in inclement weather. The HOA generally does not use chemicals in subdivisions. Expect some

compacted snow and ice for several days until temperatures and sun allow melting. Crews may apply ice melt at certain hills, intersections, curves, and other locations where added traction is needed; thaw/freeze cycles can cover these areas again. Wind can cause drifting after a street is plowed, and scraping to black pavement also depends on snow moisture, snowfall rate, and wind conditions.

05 Why don't plows clear curb to curb?

Plows are large, complex vehicles: even a small truck can be more than 22 feet long, with a blade extending about 4 feet in front. Drivers must operate the vehicle, control the blade, and shift gears on crowded streets. Blades push snow to the side but cannot pick it up. During significant accumulation, crews clear the widest lanes possible, though not always curb to curb. Because plow trucks can slide on snow and ice, drivers use caution near parked vehicles, which can leave owners more shoveling to reach the road. Roads are widened as reasonably possible, but dense areas may have nowhere to push snow in extreme events. Please park off roads and to the sides of parking lots when possible; abandoned vehicles worsen the issue.

Budget, Contract & Service

06 Why can't reserves pay snow-removal bills?

Reserve funds must be held for future repairs and replacements of community property and cannot be used for snow removal. They are set aside for major expenses such as resurfacing HOA roads, re-roofing the community center, or replacing pool machinery—not operating expenses.

07 Why are fees higher for HOA-owned streets, and how much goes to plowing?

For 2026, the snow-removal budget for townhomes and D&S Condos is \$74,197, or \$55.53 per unit per year (\$4.62 per month). The budget for single-family homes on private streets is \$23,339, or \$62.07 per home per year (\$5.17 per month).

2026 SNOW-REMOVAL FUNDING Townhomes and D&S Condos: \$74,197 total | \$55.53 per unit annually | \$4.62 monthly. Single-family homes on private streets: \$23,339 total | \$62.07 annually | \$5.17 monthly.

08 Why not budget more and increase service?

Weather is impossible to predict months—or even days—in advance, and snowfall varies substantially year to year. When creating the budget, the Board uses an average of past snow-removal costs. Inflated budgets can unnecessarily increase assessments or create a surplus. The Association is required to maintain a balanced budget, and the Board works to keep assessments stable while maintaining services as high as possible.

09 How does the snow contract work?

The Association's contract is time and materials at a fair and reasonable local cost; it is billed only for the time the contractor works. The contractor is solely dedicated to Broadlands and works around the clock. Unlike associations whose crews serve multiple properties, Broadlands has equipment stored on site all winter in the Summerbrooke pool parking lot on Demott Drive, dedicated to the community. Additional contractor equipment is brought in for snow events as needed.

10**How do we know we receive qualified plowing service?**

Signature Snow and Ice Control (SSIC) has served Broadlands for 20 years. Its rates are highly competitive, and the company knows the most efficient ways to plow community streets. SSIC routinely provides several plow trucks, a tractor, and crews dedicated to clearing roads and sidewalks as quickly as possible. Additional equipment is brought in as conditions require.

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

Drivers often work 24 to 36 hours during winter events without an opportunity to go home and sleep in a real bed. During heavy storms, the goal is a 6-hour break every 24 hours. They may need more frequent breaks to nap, eat, use the restroom, or contact loved ones. Occasional breaks are appropriate so crews can safely continue working day and night on slippery roads, around parked cars and hazards, while helping ensure emergency responders can reach residents during life-threatening emergencies.

Plow Operations & Resident Actions

12**Can plows avoid blocking my driveway?**

A plow blade pushes snow to the side; it cannot pick up snow and deposit it elsewhere. As a plow moves along the road, snow accumulates at the edge whether there is a curb, driveway, or guardrail. To clear a lane quickly, snow must be pushed aside. It can be frustrating to clear a driveway and receive a new pile afterward. VDOT recommends clearing an area 10 to 15 feet to the right of your driveway, viewed from the street, to give excess snow somewhere to go and help minimize the plow pile. This can be difficult where driveways are side by side.

13**Who clears around fire hydrants?**

On HOA-owned streets, the contractor marks hydrants with wooden stakes wrapped in blue tape when 20 inches or more of snow is expected. After the snow subsides and roads are clear, crews return to dig them out for fire-truck access. On VDOT streets, residents are responsible for marking and digging out hydrants.

14**Where should snow from my driveway, sidewalk, or parking space go?**

The HOA and VDOT ask residents to avoid shoveling snow into the street. It creates roadblocks for neighbors and adds to the volume plows must move. Place snow in your yard or in available common-area open space—turf, not roadway.

15**Why are orange snow stakes used on main roads but not private roads?**

The HOA installed snow markers several years ago to define the edges of main roads—Claiborne, Waxpool, Truro Parish, and Broadlands Boulevard—which are maintained through an easement even though they are VDOT roads. The stakes help large commercial plow trucks see road edges, particularly because VDOT rounded the curbs to save concrete and plows can more easily damage turf. HOA roads use smaller plows and have square curbs, resulting in less damage. Stakes are normally installed in November before the ground freezes and replaced as needed if broken, stolen, or vandalized. They significantly reduce turf damage after storms.

QUESTIONS? Contact the HOA office for additional information. To identify street ownership, visit broadlandshoa.org and select the snowplow link.