

# 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](http://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

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**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](http://broadlandshoa.org) and select the snowplow link.