

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.