



Snow Operations in Brambleton

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The daylight hours have gotten shorter, the leaves have fallen from the trees, and the wind has picked up – these are signs that winter in Brambleton has arrived. Winter brings so many amazing experiences for us all to enjoy, including holidays, winter sports, cozy days around the fireplace, and time to just slow down and relax with family and friends. Winter in Brambleton also brings the possibility of snow, but don't worry – the Brambleton snow team is ready to handle any amount of snow.

Snow removal and ice management in Brambleton are the responsibility of many different people and organizations, including homeowners. It is important that everyone is aware of their responsibility and does their part when it comes to cleaning up during and after a winter storm so that we all can travel safely through the community. Do you know who is responsible for your street or the sidewalks in your neighborhood?

Homeowners: Townhome and single-family homeowners are responsible for shoveling snow on their driveway and on the sidewalks located on and adjacent to their property. This includes VDOT sidewalks or BCA common area sidewalks in front of or to the side of their property or between two properties. Once the sidewalk has been cleared of snow, then non-corrosive, environmental-friendly material, such as sand, should be applied for traction purposes.

Do not apply salt or a salt-based product to concrete sidewalks and driveways aprons. The salt can damage or shorten the useful life of the concrete. Residents are responsible for damage to aprons and sidewalks as a result of salt applications.

**Please Note: Brambleton residents can assist the snowplow operators by parking in driveways or designated parking spaces during snowstorms. This practice will increase the amount of asphalt plowed,*

improve the efficiency of the operator, and reduce possible damage that can occur to personal property.

Brambleton Community Association: BCA is committed to expeditious management of snow and ice on the common areas and common drives in sections of the community that have been final paved and are no longer under construction. BCA also removes snow on sidewalks and trails that are located on common areas not adjacent to residential lots. Please report all common area and common drive related concerns to Snow@brambleton.org.

Please review the Association's Response Standards based on Forecast below:

Developer: The Brambleton Group or Developer will perform snow and ice management on all future VDOT streets that have been constructed but not yet accepted by the state, as well as on all

common drives that have not been final paved and accepted by BCA. Please report these concerns to Snow@brambleton.org so that they can be assessed and reported to the Developer accordingly.

VDOT: Virginia Department of Transportation (VDOT) will perform snow and ice management on public streets (those topped with the final coat of asphalt and released from bond). These streets typically have a 4-digit number on the street name sign. The following Sections have been turned over to VDOT: 1, 2, 3, 7, 8, 9, 11, 14, 15, 16 (SFD), 17, 21, Belmont Trace (SFD), and Ryan Road Property. Please address all concerns regarding these streets to VDOT at 1-800-367-7623.

Residences and Residences II Condominiums:

There are several organizations responsible for snow removal throughout the Residences. Unit owners are responsible for clearing the driveways that serve their unit. Condominium associations are responsible for clearing all sidewalks serving each building (Concerns to: Katie Halfhill at katie.halfhill@fsresidential.com). BCA is responsible for clearing and treating the common streets throughout the Residences, and they are also responsible for clearing hard surfaces around the Beacon Crest Pool



FUN FACT: Why does BCA plow Association-owned streets?

- To save residents from paying high contractor overhead/rates.
- To give BCA more control over the level, quality, and timing of service.

along with the trails and sidewalks along Ryan Road and Belmont Ridge Road. To simplify this, all concerns should be sent to Snow@brambleton.org and will be addressed accordingly.

Summerfield Condominiums: The Summerfield Condominium Association

is responsible for clearing and treating all common hard surfaces on the property. Please forward all questions and concerns to Summerfield Manager Wes Schroeder at Wesley.Schroeder@fsresidential.com or at 703-327-4818. ♦

Forecast Calls for...	BCA Private Street Standards are...
0-2 inches	Salting as needed, with a focus on streets with grades and intersections.
2-4 inches	Plowing begins at 2". Clearing of all BCA streets to be completed 6 hours after the snow stops falling.
4-8 inches	Plowing begins at 2". Clearing of all BCA streets to be completed 8 hours after the snow stops falling.
8-12 inches	Plowing begins at 2". Clearing of all BCA streets to be completed 12 hours after the snow stops falling.
12+ inches	Plowing begins at 2". Conditions of VDOT streets could delay or suspend BCA clearing efforts on private streets. Clearing of all BCA streets to be completed 1 to 2 days after the snow stops falling.
Ice/Freezing Rain	Salting of streets will occur during and/or after the storm depending upon conditions. Pretreatment of road may occur if significant ice is predicted.
Other Amenities...	Summary of Actions...
BCA Trails & Sidewalks	Snow accumulations greater than 2" will be cleared once the streets have been completed. This work may occur the day following completion of the streets.
BCA Commuter Lot	It is the desire to clear the commuter lot prior to the arrival of the first vehicle. This may not always occur due to the timing of the storm. The lot will be plowed and treated with salt as conditions dictate.