

# Snow Plowing Information for Courts and Ridges

## **Who clears roads in the Courts and Ridges?**

Our community has both State owned roads and private roads. State owned roads service our community's single family homes and are plowed by the Virginia Department of Transportation (VDOT). Patio Homes and Town homes are serviced by private streets and are owned by the Courts and Ridges Home Owners Association (HOA). Susan Leslie Drive, the Community center parking lot and parking lot near the tennis court off Matchpoint Way are also private streets. These streets are plowed by a contractor paid for by our HOA dues.

## **What should I do in an emergency if the roads have not been cleared?**

Call 911 immediately. If emergency responders need help getting to you, they will work with VDOT to get the road cleared.

## **What are snow emergency routes and how do they affect me?**

Snow emergency routes, designated by local jurisdictions, are cleared immediately for emergency vehicles. When snow is forecast, state law prohibits you from impeding traffic on these routes. These roads are easily identified by "Snow Emergency Route" signs. There are no "Snow Emergency Routes" in the Courts and Ridges of Ashburn.

## **Why do snowplows block my driveway with snow when they clear the road?**

Snowplow operators push snow off roadways in smooth, continuous passes. The snow ends up on roadway shoulders, in gutters and sometimes blocking driveways. Unfortunately, there is no way to avoid this inconvenience. To avoid double work, try to shovel snow from your driveway **after** plows have passed. And, try to shovel the snow to the right side of your driveway as you face the road.

## **Why don't the snow plows clear the street from curb to curb?**

Our community has very narrow roads and utilities next to the road. The contractor plowing has to be careful not to damage the road, utilities and other private property while plowing. The snow plow contractor uses his best judgment on how much of the road can be safely plowed while still minimizing the cost to the HOA for the snow plowing work. Residents that need to park in the road should try to all park on the same side. This way snow plows will be able to clear the roads more effectively and make for safer driving.

## **Which roads are cleared first?**

The contractor providing snow plowing for the Courts and Ridges will plow all private streets as quickly as possible. The contractor has discretion on the order of the roads that are plowed.

## **When do crews begin clearing roads?**

For state owned streets refer to the VDOT website ([http://www.virginiadot.org/default\\_flash.asp](http://www.virginiadot.org/default_flash.asp)). For HOA plowed roads when snow or ice is forecast, the contractor's trucks are loaded with salt and sand and may be deployed to staging areas in our community. Crews may begin treating the roads as soon as precipitation begins, and begin plowing when snow reaches a depth of three inches unless otherwise directed by the Community Manager.

**Who is responsible for clearing sidewalks or trails?**

VDOT does not remove snow from sidewalks or trails. Loudoun County requires homeowners to clear sidewalks adjacent to their homes. Our snow plowing contractor will remove snow from school bus stop locations, communal mailboxes and as requested by the community manager, can be paid to remove snow from the sidewalks at the Community clubhouse.

**Who is responsible for clearing community parking spaces?**

Community parking spaces will be plowed by the HOA's contractor if there is sufficient room to do so. This typically means there must be at least 4 continuous spaces (more for parallel parking spaces). Areas obstructed by parked vehicles will not be plowed. It is therefore important to use driveways where possible when heavy accumulations of snow is expected.

**What should my HOA plowed street look like after a major snowstorm?**

During snowstorms of 8 inches or more, your street will have only one travel lane plowed initially and it may be snow-packed, making all-weather tires a must. Crews will continue plowing until your roadway is clear or instructed by the HOA to stop. Snow may be piled in areas of the town house parking lot. Parking areas may not be cleared unless requested by the Community manager.

**Why is the plowing limited as described?**

HOA owned streets are plowed at a cost to the residents of the HOA. Everyone in the community contributes to the plowing of shared facilities such as Clubhouse parking lot, Susan Leslie Drive and School Bus stops. Only Patio Home and Town Home owners contribute to the plowing of the streets that service them and the communal mailboxes.

Typically each Patio Home and Town Home owner pays less than \$20 per year (2010 budget) toward snow plowing, this is adequate for most seasons and any surplus is placed in reserve funds for those years with excessive storms. Providing a higher level of service will directly impact Patio Home and Town Home owners HOA fees. We try to strike a balance between the service provided and the cost to provide the service.

Patio home and Town Home streets will be cleared of snow to the same standards as VDOT roads. Any further snow removal such as the clearing of driveways and parking spaces (that were unable to be cleared at time of plowing) will be the responsibility of residents of the community.