



## Community Standards Update: June 26, 2018

We want to share the following timely updates and resources related to common concerns in the community. If you need more information or have questions, please contact us at [communitystandards@brambleton.org](mailto:communitystandards@brambleton.org) or call 703-542-6263.

**Fireworks Display and Safety Info** - The Loudoun County Fire Marshal's Office wants you to have a safe holiday by choosing to attend a public display conducted by trained professionals. Click [here](#) for a public display calendar as well as important information and safety tips if you choose to purchase your own fireworks. To report concerns to the Loudoun County Sheriff's Office, call 911 in emergencies and 703-777-1021 for non-emergency matters.

**Mailbox and Lamppost Maintenance** - Has your black mailbox, post, and/or lamppost faded over the years? Mailboxes and Carriage Light Lampposts are to be maintained in accordance with BCA's [Property Maintenance Standards](#). Black boxes and posts within the community can easily be refreshed and maintained with a can of black *satin finish* spray paint.

**Time to Clean Your Roof and Siding** - Do you have large streaks or stains on your roof and wonder what the cause is? Most roof stains are caused by the growth of algae, fungus, or moss that feed on the organic material frequently found in the granules that make up roofing shingles, mainly limestone. The portions of a roof that receive the least amount of sunlight (typically the northern and/or western exposure) are more likely to have growth. In response to questions about the potential damage to roof shingles, staff has reviewed helpful [information](#) provided by the Asphalt Roofing Manufacturing Association. There are companies that can remove the stains, and some use organic products as well. You can also remedy this problem [yourself](#). Additionally, dirt, grime, and debris can build up on your siding, causing similar discoloration. [Cleaning](#) removes mold, mildew, and chemical residues that can cause premature aging and fading. Please remember that if you see staining, streaking, or growth on your roof and siding, it's time to schedule a cleaning!


**Wooden Fence Maintenance and Cleaning** - A wooden fence is a great way to keep your property private. However, it needs to be regularly maintained. Here are a few tips to help keep your fence looking great:


- Check all the pickets on the fence to make sure that no nails have come out and that none of them have started to rot. Hammer in any loose nails or replace with new ones.
- Where a picket is rotting, warping, bending, or broken, put in a new one and repaint it to match.
- Where you have sectional fencing, test each of the sections to check that they're secure. If any sections are leaning, you'll need to ensure that they're replaced in the ground properly so they are straight.
- Where there's mildew on any sections of the fence, you'll need to clean it off. Every few years, your wood fence will need to be repainted or stained with a clear coat preservative.


Please remember that any fencing installations or color changes need prior permission from the [Covenants Committee](#). More information about the Design Review Application and Process can be found [here](#).

**Landscape Bed Maintenance** - Turf areas and mulched landscape beds are to be kept as weed-free as reasonable. At no time shall weeds exceed more than 25% of the total turf area or 10% of mulched areas. Mulching landscape beds is one of the best ways to prevent weeds from growing out of control. More information and tips on landscape bed maintenance can be found [here](#). Please contact the [Community Standards](#) team with any questions or to report a concern.

**Curb Strip Maintenance and Improvements** - Curb strips are the areas of turf between the edge of the sidewalk and the roadway curb. Curb strips located on VDOT maintained roadways adjacent to private property are not maintained by BCA, and the Association does not provide mowing or turf restoration service in these areas. VDOT Right of Ways that are adjacent to private property are to be maintained by the private property owner. Not sure if your curb strip is a right of way? Check the [Loudoun County Parcel Database](#) to search for more information about your curb strip. It's also important to note that any modification to a VDOT Right of Way is subject to VDOT regulations. Click [here](#) for more information, or [submit an online concern](#) to VDOT.

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