



## Community Standards Update: July 11, 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.

**Before You Dig, Dial 811 for Miss Utility** - When planning a project that involves any digging, you must first call Miss Utility at 811 to have utility lines marked. Virginia 811 is the free “one call” center for excavators, contractors, property owners, and those planning any kind of excavation (digging) or demolition. Miss Utility will notify participating utilities of the upcoming work so that they can locate and mark their underground facilities (power, sewer, gas, and water lines) in advance. Calling 811 is a simple step that can make your construction, planting, or home improvement project safer while preventing utility outages that can be inconvenient and even dangerous for your neighbors. Visit [www.missutilityofvirginia.com](http://www.missutilityofvirginia.com) for more information.

**What to Do About Noise Concerns** - When noise related to construction, renovations, landscaping services, or other nuisances becomes a concern, residents often reach out to the Association for assistance. As a first step, residents are encouraged to attempt to address the concern directly with the source when possible. If it is not possible and immediate intervention is necessary, residents are advised to contact the Loudoun County Sheriff’s Office as they have the authority to enforce the [county’s noise ordinance](#). For emergencies, dial 911; for less urgent matters, the non-emergency number is 703-777-1021. For concerns related to pet noise, [Loudoun County Animal Control](#) can intervene. For ongoing concerns related to noise, please contact [communitystandards@brambleton.org](mailto:communitystandards@brambleton.org) to provide details and we will be glad to help seek a resolution.

**Neighborly Considerations** - In Brambleton there are certain responsibilities pertaining to the Association which individual owners and their tenants must undertake to preserve the community as a pleasant place to live. While these responsibilities are outlined within the governing documents of the Association, there are times when neighborly concerns do not involve a direct transgression of a written rule; they may be a result of a misunderstanding, a difference in neighborly expectations, or perceived as a matter of common courtesy. This is the case with some reported moving vehicle and parking concerns received by our office. Some specific examples include:

- Performing U-Turns in private residential driveways, especially near community amenities such as pools and parks.
- Parking on the opposite side of the street of a driveway.
- Parking too close to a driveway.

We ask that you take these neighbor concerns into consideration when driving and parking in the community.

**Comprehensive & Proactive Inspection FAQ's** - Our office often receives inquiries regarding the types of inspections performed by the Association.

**1. Why does Brambleton conduct inspections?** As a planned community, Brambleton has certain recorded covenants which require its owners to take certain actions to preserve the aesthetic nature and character of the community. These responsibilities can be found in the [Declaration for Brambleton](#) and in the [Design Guidelines for Brambleton](#).

The Brambleton Community Association also has certain responsibilities outlined within these documents. One of those responsibilities is to enforce various covenants and responsibilities that are placed on the owners within the community. In our ongoing efforts to meet this obligation and to maintain Brambleton as one of the most architecturally pleasing and best-maintained communities in this area, exterior inspections of homes and lots are ongoing throughout the year.

**2. What items are inspected?** Changes, improvements, or enhancements to the appearance of your lot or exterior of your home are inspected to ensure compliance with the Design Guidelines for Brambleton. Additionally, properties and improvements are inspected to ensure that they are maintained in good order and repaired in a neat and orderly condition. For more information, visit this [page](#) on our website.


**3. Why can Association staff conduct an inspection of my property?** Authority for these inspections is found within the Declaration for Brambleton, Section 3.3. Easement for Upkeep.

*(a) Association Access. The Declarant, on behalf of itself and its successors and assigns, hereby grants the right of access over and through any portion of the Property (excluding any improvement) to the Association, the managing agent and any other Persons authorized by the Board of Directors or the appropriate Covenants Committee, in the exercise and discharge of their respective powers and responsibilities, including without limitation to make inspections.*

All inspections are performed by BCA staff. Staff does not typically enter fenced yards or access decks during these inspections unless necessary to view conditions. In accordance with the Association's enforcement policies, notice will be sent to provide time to correct items noted to be in violation of the Brambleton's governing documents or policies. Please contact our Community Standards Department by [email](#) if you have questions regarding the inspection process or any other Covenants-related matter.

**4. When are inspections conducted?** Most inspections are conducted during the business day. However, routine evening inspections are conducted for vehicle-related concerns and to ensure the proper operation of exterior lighting designed to operate automatically.

**5. Why do I need to apply for improvements on my property?** As a planned community, Brambleton has recorded covenants which require its owners to take certain actions to preserve the aesthetic nature and character of the community. One of these required actions is that owners must seek approval from the Covenants Committee prior to making exterior modifications.

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