## **REMOVAL PROCEDURES**

## NORMAL SNOW EVENTS:

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- 2-3 inches Clearing will begin during the snowfall and maintenance will work <u>normal</u> hours following the established Snow Policy.
- 4 inches or more Maintenance will clear on weekends and at night following the Snow Policy.

**LARGE SNOW EVENTS:** 6 inches or more - Maintenance will begin clearing main sidewalks and traffic lanes <u>during</u> the snow event. If necessary, they will continue the removal effort until 10:00 p.m. The next morning they will begin a second clearing effort and work until all walks and courts are cleared, or until 8:00 p.m.

<u>SNOW EMERGENCIES/BLIZZARDS</u>: More than 10 inches - Efforts will be focused on keeping main roads, traffic lanes and main sidewalks open to emergency traffic <u>only</u>. Once those elements are clear, work will begin on approach sidewalks and courts. Maintenance will work up to 14 hours per day, until the roads, courts and walks are clear. Contractors may be called in if necessary. The priority treatment of the handicapped list will be suspended during these events. Exceptions for emergencies will be handled on a case basis.

**PARKING SPACES:** After the primary snow removal efforts are completed, maintenance will begin clearing parking spaces if cars are out of the court. Management encourages Court Captains to facilitate the removal of cars and contact the Clubhouse to advise when their court is clear and management will then contact maintenance to begin plowing the parking spaces within that court. If maintenance is ready to plow a court, the Association may also contact the court captains to facilitate the movement of parked vehicles.

**OVERALL GOAL:** The Association shall have the sidewalks, courts (not parking spots), and roads, clear within 48 hours of the cessation of a snow event.

HAZARDOUS CONDITIONS: During the winter, the weather conditions favor the potential for slippery sidewalks, porches and roads. Please use due care and caution during this time of the year and keep a supply of ice-melter, which is available at the Clubhouse, at your home for your use.



During the weekend, how much snowfall is required before maintenance will be called in?

**Answer:** 4 inches or more measured in more than three areas on the property.

Why does my court seem to be last during the recent snowfall? <u>Answer</u>: To attempt to bring some semblance of fairness, the starting point of snow removal efforts change each time.

Why does it seem to take so long to clean my parking spaces?
 <u>Answer</u>: Maintenance depends on the cooperation of the Co-Owners to empty the courts of cars before plows can safely plow the spaces. The plows cannot fit in between parked cars.

Why did Maintenance leave a small amount of snow on the sidewalk this time? <u>Answer</u>: Leaving a small amount of snow provides traction to more safely walk.

 Why does the Association have an adopted snow policy?

 <u>ANSWER</u>: (A) To keep our Co-Owners informed of what to expect from the Association

 (B) It is required as part of our Risk Management procedures.

How long should it take Maintenance to completely finish snow removal efforts? ANSWER: 48 hours or less depending on the weather and the amount of snow.

## In what order, and when, is snow blowing and plowing handled?

Answer:

**FIRST DAY** 1 – Streets 3 – Main Sidewalks 2 – Clubhouse 4 – Centers of Courts

## SECOND DAY

ain Sidewalks 5 – Approach Walks 7 – Parking Spaces enters of Courts 6 – Porches (Only if courts are clear of cars)