



Woodlands at Greystone Streets, Parking and Gates (SPG) Committee Winter Weather Event Guidelines

Revised 11-12-2025

The Streets, Parking and Gates Committee is providing information to all community residents to inform you of the winter weather event guide plans and procedures. Winter events can range from a simple dusting of snow, blizzard conditions, to icing conditions. The community Homeowner Association, in conjunction with the current developer, have contracted with a vendor to provide winter event services. These services have specific 'triggers' that guide when services will start, what services will be provided, and when services will end.

It is important to understand that the winter event services are contracted to provide the ability to ensure safe travel in and out of the community along with safe access to the community homes, parking spaces, and clubhouse. Along with the contracted services there are homeowner responsibilities to ensure services are effective and post-event conditions are managed.

PLEASE – Read and familiarize yourself with the following guidelines as this will prevent misunderstandings, potential complaints, and potential aggravated conditions due to inaction.

Declaring a Winter Event

The winter event contractor (Shearon for 2025/2026 snow season) will use the following procedure when a winter event is imminent:

- Shearon will contact the Management company (Danella) and HOA representative 24 hours before the impending snow event to obtain authorization to pretreat roads, sidewalks, parking lots and driveways.
- Stage snow removal equipment and products in the Clubhouse parking lot as needed.
- Commence snow removal at a minimum accumulation of 2 inches and continues to follow-up during the snow event and within a 24-hour period after the event.
 - This includes rock salting and snow removal on streets, calcium for driveways, common street-sidewalks and personal unit sidewalks to include front steps (see resident responsibilities regarding front patio).
- The Property Management company or the HOA representatives can:

- Declare a winter event for snow that is under 2 inches or for adverse conditions like icing.
- Provide community notification via email of the winter event status and any services being scheduled (e.g., pre-treat, icing event treatment, plowing schedule if available).

Winter Event Contractor Responsibilities

- Pretreat roads and walkways per declaration details provided above.
- Plow roads at regular intervals during an event to maintain safe travel. Plowing processes do not ensure clear pavement and event severity may create unsafe conditions during the event.
- Use a combination of snow blowers, hand shovel teams, and in extreme conditions skid steers to clear walkways and driveways.
- Clear snow only up to 1 foot from any cars left in driveways. The vendor will not clear areas around the car that approach garages or lawns within 1 foot. (see resident responsibilities on car placement should you need to leave a car in the driveway).
- Apply snow melt products as needed for safe travel and access. Be advised that snow melt products could damage lawns or plant beds and the vendor is not responsible for any such damage.
- The vendor will not clear any back patios or walkup steps.
- The vendor will not return to clear any snow after the event.

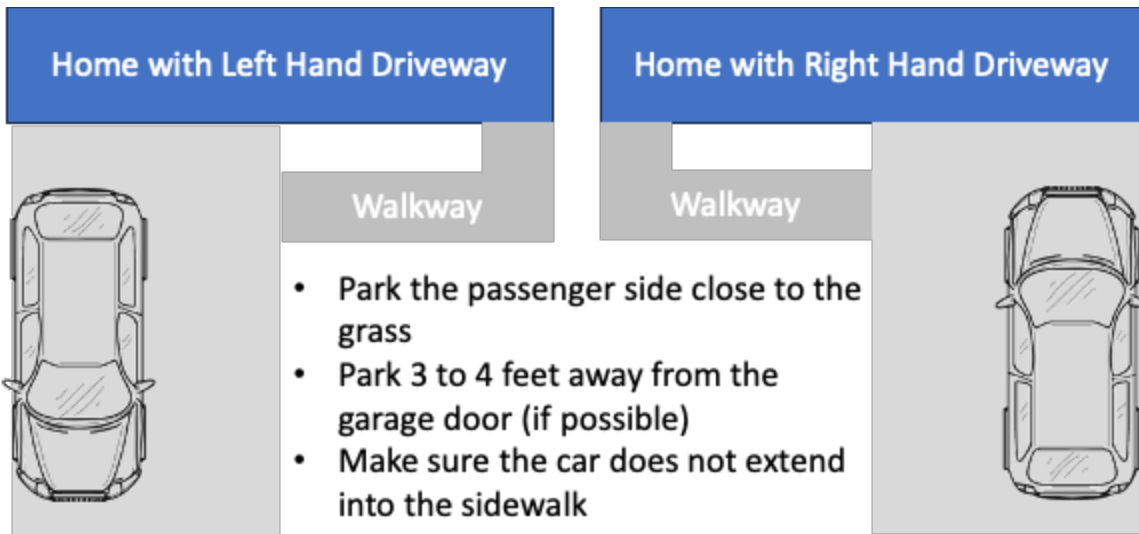
Homeowner Responsibilities

- Park your vehicles in your garage.
- Parking (residents or guests) is prohibited on streets, visitor parking spaces or any parking lots (please plan ahead).
- Vehicles parked against a garage door, or on a side of the driveway, will limit the ability for snow removal by the vendor. The vendor will only clear a 1-foot perimeter around any vehicle to avoid damage (see recommendations on parking in driveway).
- The vendor will not return to clear snow from your driveway once snow removal is completed. Residents are responsible to clear snow the vendor could not clear.
- Residents are responsible for clearing their front porch and rear steps. Due to liability, Shearon will treat the front steps with calcium

Recommendations from the Streets, Parking and Gates Committee

Residents should have a simple snow shovel and small quantity of snow melt product on hand for the winter season.

- Residents should make sure their driveway and walkways are clear of any items that could get caught in the snow removal equipment (e.g., planters, hoses, rain spout extenders, decorations, etc.).
- If you need to have a car in the driveway, please consider the recommendations below on parking.



Snow Assistance Program

During and after a snowstorm, conditions can change quickly and potentially become more dangerous (e.g., drifting snow, icing, snow sliding from roofs). Upon completion of the contractors' responsibilities, some residents may need a helping hand if they are unable to safely tend to challenging conditions on their own. To support our neighbors in these situations, a volunteer group of residents will be available to assist. If you feel you may need such assistance, please contact the Property Manager (PM) ahead of a winter event so volunteers can be made available.

Winter Event Activity Priority

1. Streets / Hydrants - Our first objective is to have roads accessible for police, fire and ambulance services that may need to enter our community.
2. Driveways and walkways of individuals with particular needs – First responders and health care providers who may need to exit the community during a snow event as well as individuals with medical conditions or disabilities who may have greater need for access to or exit from their homes. **Should you fall into one of these groups, please notify the PM well in advance of a storm so your home can be put on a priority list for snow removal services.**
3. Driveways and walkways of all homeowners – The contractor will begin clearing walkways and driveways at different locations in the community with each storm. This way we will all have occasions to be nearer the beginning and end of the clearing process.
4. Sidewalks
5. Mailbox access
6. Clubhouse and parking lots

Lastly, please be patient, snow removal is difficult, time consuming and inconvenient for all. If we work together and cooperate, the inconvenience of snow removal will be lessened as much as possible.