

WINTER IS COMING!

With winter on its way, questions and comments about the snow removal policy are sure to follow. Hopefully, this information, can answer some of the common questions we see every year.

The policy is as follows:

1. The snow removal company will come out only after there has been more than **2 inches** of snow AND the blowing has stopped. For obvious reasons, they will not remove snow that is still blowing around as their efforts would be for not. Also, this increases the cost to the Association.
2. If over **6 inch** fallen in one snow incident, the company will come out automatically regardless if it has stopped snowing and blowing.
3. The priority order of removal is:
 - a. Roads
 - b. Driveways
 - c. Steps, patios, decks and walk ways to garages
 - d. Concrete in common areas and city walkway
4. If less than 2 inches has fallen, it is the homeowner's responsibility to clear and de-ice their sidewalks, stairs and driveways.

Listed below are bulletin points that should clear up some common questions we receive.

- While dues help pay for snow removal, by our by-laws, **you as the homeowner are ultimately responsible for keeping your walk and drive clear & safe.** The snow policy as discussed was voted and approved at an Annual Meeting. The policy stated above is the amendment referred to in the bylaws.

Please refer to Article 6, Section D of the by-laws on page 9. They read: "The Association shall be responsible for snow removal from the driveways and the walkways in the **Common Areas.** **Unless and until otherwise determined by the Board of Directors of the Association,** the Association shall be responsible for snow removal from all Townhome Lots and from the driveway servicing each Townhome Lot. Including any portions of the driveway within the company area, serving the Townhome Lots"

- When the weather becomes inclement, the Board may authorize snow removal to be done outside of the stated guidelines. Please remember the Board Members are your neighbors. If it's nasty out, we know it, and the call for removal has most likely already been made.
- We hire out our snow removal to a contractor who has other clients. While we want them at our Association ASAP, it is unrealistic to expect them to be there as soon as the last snow flake falls.

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- We cannot set specific times for snow removal. The Snow removal will begin when the snow stops or over 6 inches has fallen. This could be at 2 P.M. or 2 A.M. Snow removal equipment is loud. We realize this, however it is a necessity for the removal process. We are at the grace of Mother Nature's schedule as well as that of our snow removal company.
- If there is an issue with removal, please contact Juliat at Association Management Services. If the contractor is not removing snow according to policy, we will address those issues. However, asking for special treatment for an individual homeowner will not be approved.
- As always, when the snow starts flying, please make every effort to keep cars off the roads when removal may be needed. We have a small site. Cars in the roads and drives make it very difficult for the removal crews.

The snow removal policy was discussed at the Annual Meeting. If you are unhappy with the policy, the Annual meeting is the best way to voice your opinion to your fellow homeowners.