

PLANTATION ROW HOMEOWNERS' ASSOCIATION, INC.
SNOW REMOVAL POLICY

Residents of Plantation Row have requested a written snow removal policy. Our goal is to have the streets cleared down to bare pavement within 48 hours of the end of a snowfall. This goal is dependent upon snowfall/ice accumulation, and temperature – all using a combination of sources for weather forecasts. Decisions on types of equipment to be used, plowing operations, salt applications as well as considerations of our particular road situations are and will be factors.

The accumulation of 4 inches of snow will trigger the snow removal process.

If the 4" snow falls (and ends) during the day with enough hours for the plowing of all of our streets, then the streets will be plowed that day.

If the 4" snow falls (and ends) during the evening, plowing will begin the next morning.

If the snowfall accumulation is up to 8", then two lanes will be plowed, except in those areas where cars parked on the street impede the plowing.

If the snowfall accumulation is 8" or more, then only one lane will be cleared. We realize having one lane is not the most convenient, but allowing for emergency vehicles as quickly as possible is a primary concern. Depending on the amount of snowfall, a second lane may be plowed the next day.

After clearing the one lane, either the same day or the next day a tractor will clear the ends of driveways to remove piles of snow left from the plow. Depending on the amount of snowfall, a second lane may be plowed the next day in addition to or in lieu of clearing the ends of driveways.

Owners are responsible for clearing their own driveways and sidewalks.

The weather forecast will determine whether de-icing will be used and if so, when. Forecasts for sleet, ice and/or rain will be considered. The de-icing product used will be considered for price, ingredient safety and temperature effectiveness. Generally, we do not anticipate using ice melts but the weather forecast will be considered in the final decision.

We realize that snow piles at the ends of driveways are a major concern. When the snow plow clears our streets, the extra snow must accumulate at the sides of those streets. To stop and start the plowing process at each driveway would drastically slow down the removal process and we are billed by the hour. There may be times that residents may have to remove the extra snow in front of their driveways and in front of mailboxes; when doing so, residents should put that snow in their yards and not back on the street (it could be pushed back in front of your driveway if the plow comes through again).

A major concern when two lanes are plowed is the cars parked on the street. We ask that, if at all possible, you park your cars in your garages and/or on your driveways. If your car is parked on the street, then two lanes cannot be cleared in front of your house or in front of the houses on either side of you. If there are 2 cars parked parallel on opposite sides of the street, then that area may not be plowed at all, or if plowed, the snow could possibly be piled next to those cars making it difficult to get out.

The Board consulted with several number of snow removal providers. We looked at pricing, types of equipment used, response time, number of clearings, obstacles to plowing, whether the provider is licensed, references, our particular plowing needs, ice melt products, ease of communications with provider (as well as provider communication response time), and considered past experiences and past costs.

ADOPTED by the Board of Directors on this the 17th day of January, 2019.