

# **Snowden Overlook Kendall II Association Snow Policy and Plan**

## ***Goal***

- Perform snow removal and ice management in the most efficient and cost-effective manner for the residents of Kendall II Association of the Snowden Overlook community. Each year the Kendall II board in conjunction with its management company will negotiate a contract for snow removal and ice management.

## ***Snow Policy***

- A Kendall II Board member shall serve as the liaison with the management company representative and the snow contractor.
- The snow contractor will coordinate directly with the management company representative and not with Kendall II residents. The management company representative will inform the designated Kendall II Board member of pending snow removal plans.
- The snow contractor will take every opportunity to remove snow and ice using the most cost effective methods.
- The Kendall II management company representative will process and resolve all billing issues with the snow contractor and provide the Kendall II Board with copies of all invoices.
- The snow contractor will remove snow and ice as described below and place that snow first in visitor parking areas as may be required. Every effort should be made to not place snow on grassy areas, however, if it is a necessity as with heavy storms, snow placed on common area grassy areas shall not accumulate above 12". When snow placed on grassy areas in front of building units reaches one foot in depth (or twelve inches), subsequent snow removal should be placed in visitor parking areas.

- Snow removal contractor will NOT clear snow from the park sitting area adjacent to the circle. This area will remain closed to residents during any snow storm or freezing precipitation.
- Snow removal contractor will initiate clearing of snow near the end of snow event or when the snowfall ends. In the event of large snowfalls, the snow removal contractor will begin snow removal when approximately six to eight inches of snow has accumulated on the roads.
- Snow should not be placed anywhere in the circle at the intersections of Dried Earth and Shining Oceans Way.
- Snow should not be placed in the front and side yards of residents.
- The snow contractor will plow the street to assure side by side passage of two cars and will not perform curb to curb plowing.
- The Kendall II Board will notify all residents of the snow policy and contractual actions that will be implemented. To the extent possible, the Board will advise residents of timely snow and ice removal consistent with work performed by the snow management contractor.
- The snow contractor will apply “salt” **only** on the road surface of Shining Oceans Way. The snow contractor will apply **only** “ice melt” to unit driveways, lead walks, stoops and sidewalks and will apply both products sparingly.
- The snow contractor will provide containers of ice melt at three designated visitor parking locations for use by Kendall II residents.

### ***Snow Plan***

- When snow accumulation is less than three (3) inches and/or ice make streets and concrete surfaces treacherous, roadways will be treated with salt. Ice melt on driveways, sidewalks, lead walks and stoops will be applied only during removal to assist with snow clearing.
- No ice melt shall be applied for prevention once concrete areas are clear.
- When snow accumulation exceeds three (3) inches, the street will be plowed as described above; snow will be removed from driveways, sidewalks, lead walks and stoops.
- Use of ATV's in clearing near any structures will be kept at a minimum of 2 feet away from any structure.

- ***The snow contractor will only plow UP TO any vehicles in a driveway. For liability purposes the contractor will not clear around any vehicles in driveways.***
- Visitor parking areas will be cleared of snow only if specifically requested.
- The snow contractor will perform nightly and predawn inspections for freezing conditions when icy conditions are likely.
- Effort must be made by the snow contractor to minimize the amount of snow around storm drains, fire hydrants, and cluster mailboxes.
- Some areas which may tend to be unusually icy can be treated by *residents* through additional application of ice melt at their discretion.
- Residents are strongly encouraged to clear snow from downspouts, stairwell drains, sump pump output and heating system vents associated with their units.