

# 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 (or duly appointed resident) 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 or, as appropriate, Kendall II Board member (or duly appointed resident) and not with Kendall II residents. The management company representative will inform the designated Kendall II Board member (or duly appointed resident) of pending snow removal plans.
- The snow contractor will take every opportunity to remove snow and ice using the most cost-effective methods.
- The management company representative will process and resolve all billing issues with the snow contractor and, as appropriate, the Kendall II Board. Copies of all invoices will be provided to the management company and the Kendall II Board within two weeks of the snow event.
- 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 (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 (i.e., "the Outdoor Room"). This area will remain closed

to residents during any snowstorm or freezing precipitation.

- Snow removal contractor will initiate clearing of snow near the end of snow event or when the snowfall ends for standard snowfalls (3"-8"). In the event of large snowfalls (greater than 8"), the snow removal contractor will use their professional judgement on when to begin their snow removal process.
- 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.
- To the extent possible, the Kendall II Board will advise residents of timely snow and ice removal consistent with work performed by the snow 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 (on portion unoccupied by cars), 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 a major snow event is anticipated the Kendall II Board member (or duly appointed resident) will coordinate with the management company representative and the snow contractor to implement pre-treatment efforts.
- When snow accumulation is three (3) inches or less 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 (e.g., garage doors) 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***  
*(For driveways occupied with two cars, clearing is resident responsibility; For driveways occupied with one car, clearing of the occupied side is resident responsibility)*

- Visitor parking areas will be cleared of snow only if specifically requested by a Kendall II Board member (or duly appointed resident) in coordination with the management company.
- The snow contractor, when onsite, 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.

Adopted by the Kendall II Condominium Board of Directors: 12/7/2021

  
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Richard Turner, President