

Snow and Ice Removal Specifications and Policy

1. Snow should be cleared from streets and driveways after 2 inches or more of snow accumulation and at the discretion of the Association representative, only if the weather is forecast to be below freezing for the next two days. Snow removal must be finished within 8 hours of a 2 inch accumulation. Cul-de-sacs in the villa area shall be cleared of snow first due to the steeper incline of the streets. Snow must not be piled as to obstruct mailboxes, fire water hydrants, or storm drainage inlets at the ends of cul-de-sacs or anywhere else in the Association area. The cul-de-sac and Emergency gate at the east end of Davidson must be cleared, to allow all emergency vehicles safe access.
2. Driveways of residents with medical situations which require them to go out for treatment will be given priority. The resident must call the help line before or when snow starts falling. This help line will be checked each hour by the snow removal representative of the Association. The names and addresses will be given to the snow removal contractor.
3. As part of the street cleaning, no snow shall be left at the end of driveways so as to obstruct exit or entrance. Snow shall not be left at mailbox stations so as to obstruct access to the mailbox station from the street. Snow shall not be piled in such a way as to prevent emptying of the clubhouse trash enclosure. Designated areas for excess snow storage will be set up if extended snowfall requires the relocation of snow piles.
4. Entryway sidewalks and porches will be cleared of as much snow as possible, without moving items left there by the resident, as soon as possible after the driveways. This will be done within 8 hours after streets and driveways are cleared, or at a time agreed upon by the contractor and the designated Association representative. Street sidewalks will carry the lowest priority and be cleared only at the discretion of the designated Association representative.
5. The snow removal contractor shall contact the designated Association representative when in his judgment the streets should be pre-treated. The contractor shall also contact the designated Association representative if it would be best to start snow removal before snow stops during a prolonged heavy snowfall.
6. Application of chemicals on streets and the least corrosive chemicals on driveways and sidewalks shall be done when necessary and be applied at the manufacturer's designated rate for each type chemical used. Chemical applications must be authorized by the designated Association representative. Only magnesium chloride shall be applied to all concrete surfaces by the contractor or owner, at this time.
7. When snow or ice is predicted residents shall make every effort to park in their garages. No vehicles shall be parked on the streets. If a vehicle is parked on the driveway or street during a snow or ice event the resident will be responsible for any snow or ice removal which could not be done.
8. If the city is asked to plow the streets our contractor may be asked to clear the windrows twice.

9. If an owner prefers not to have the driveway or entryway associated with the Owner's lot treated with ice melting chemicals, the Owner shall so signify each snow season by completing the Request Form. The form is available on the website or at the Association mailbox. When completed, it can be submitted by email to the Maintenance Review Committee Chairperson, Maintenance Manager or put in the maintenance garage mail slot, for notification of the contractor and notation in the Association records.
10. If an Owner wishes to apply additional ice melting treatment to the driveway and/or entryway associated with the Owner's lot, only magnesium chloride shall be used.
11. The Contractor shall use equipment and material in such a manner as not to gouge, chip or in any way deface concrete surfaces. Driveway, entryway, and sidewalk snow removal equipment shall be equipped with a break away blade with skid mounts. No fixed blades such as on a bobcat or garden tractor, shall be used. The Contractor will include a list of equipment to be used.
12. Damage caused or omissions in service by the contractor to streets, storm drains, mailboxes, street lights, Davidson gate, entries, garage doors, building facades, landscaping and sprinklers, or other types of damage shall be assessed against the Contractor after the damage is reviewed jointly by the contractor and the designated Association representative. The Contractor shall be notified within a reasonable time about the damage.
13. The Contractor must present a detailed invoice outlining all charges within 15 days of any work, including the amount and type of chemicals used.
14. Contracts shall run from September 1 to May 15 and shall be renewable each year upon agreement by the Association Board and the Contractor.
15. The bidder's cost shall be made in total for the entire Community in the following format:
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Snow Removal

	Streets	Driveways	Entries & porches	Sidewalks
2" Snow				
4" Snow				
6" Snow				
8" Snow				
10" Snow				
12" Snow				

Ice Treatment – Natural Salt

Streets	Driveways	Entries & porches	Sidewalks
	NA NA	NA NA	NA NA
	NA	NA	NA

Ice Treatment – Magnesium Chloride

Streets	Driveways	Entries & porches	Sidewalks
NA NA			
NA			

Approved by the Board of Directors May 17, 2004

Revised and Approved by the Board of Directors February 15, 2010

Revised and Approved by the Board of Directors August 19, 2013

Revised and Approved by the Board of Directors February 17, 2014

Revised and Approved by the Board of Directors June 15, 2015

Revised and Approved by the Board of Directors November 16, 2015