

Snow Removal and Ice Treatment

1. Snow should be cleared from driveways after 2 inches or more of snow accumulation, and at the discretion of the Association representative. It may not be necessary if the weather is forecast to be above freezing for the next two days. Snow removal should be finished within 8 hours of a 2-inch accumulation. Streets, driveways and sidewalks in the villa area (Phase 3) shall be cleared of snow first. Snow must not be piled as to obstruct mailboxes, fire hydrants, or storm drainage inlets at the ends of cul-de-sacs or anywhere else in the Association area.
2. Driveways of residents with medical situations, which require them to go out for treatment, will be given priority. The resident must call or text the Maintenance Chair before or when snow starts falling. The Maintenance Chair will provide names and addresses to the snow removal contractor.
3. Snow shall not be piled in such a way as to prevent emptying of the clubhouse trash enclosure.
4. Entryways, sidewalks, and porches will be cleared of as much snow as possible, without moving items left there by the resident. This will be done after driveways are cleared, or at a time agreed upon by the contractor and the Association representative. Street sidewalks will carry the lowest priority, and be cleared only at the discretion of the Association representative.
5. Application of the least corrosive chemicals on driveways and sidewalks shall be used when necessary and be applied at the manufacturer's designated rate for each type chemical used. Chemical applications must be authorized by the Association representative. Only magnesium chloride, or its equivalent, shall be applied to all concrete surfaces by the contractor or owner.
6. 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 removal or ice treatment which could not be done.
7. After the streets are cleared, a second clearing at the end of the driveways may be needed. This would be at an additional charge to the requesting Owner, and would be done at a time scheduled by the Association Representative and the Contractor.
8. If an owner prefers not to have their driveway or entryway treated with ice melting chemicals, the Owner shall so signify each snow season by completing the Request Form. The form can be completed online or put in the Association mailbox, for notification of to the contractor and notation in the Association records.
9. If an Owner wishes to apply additional ice melting treatment to their driveway and/or entryway, only magnesium chloride, or its equivalent, shall be used.

10. 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.
11. Damage caused or omissions in service by the contractor to storm drains, mailboxes, streetlights, 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 Association representative. The Contractor shall be notified within 48 hours, about the damage.
12. The Contractor must present a detailed invoice outlining all charges, within 15 days of any work, including the amount and type of chemicals used.
13. This contract shall run from November 1 to May 15, and may be renewed each year upon agreement by the Association Board and the Contractor.
14. The bidder's cost shall be made in total for the entire Community in the following format:

Snow Removal

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

Ice Treatment – Magnesium Chloride, or its equivalent

	Driveways	Entries & porches	Sidewalks

Approved by the Board of Directors May 17, 2004

Revised and Approved by the Board of Directors February 15, 2010; August 19, 2013; February 17, 2014; June 15, 2015; November 16, 2015; May 18, 2020; and November 16, 2023