

SNOW REMOVAL REQUIREMENTS

Full cleanup operations must commence within two hours after the storm ends or as directed by the Association or management.

Snow will be removed from SIDEWALKS BY A SNOW BLOWER. Hand shoveling will only be used for steps and entrances where blowers cannot be used. ATVs with plows may be used instead of snow blowers. If there is new concrete, two years old or less, then only sand may be used if icy conditions exist instead of de-icing materials.

DETAILED SPECIFICATIONS

The Contractor will remove snow from in front of any trash dumpsters and gates so that they are accessible by the waste company. Snow must be removed from the front and rear of mailbox clusters and fire hydrants. Plowing operations will be performed in a manner that does not block parked cars or cause any damage to plantings. Contractor must clear breaks in snow mounds between walks and asphalt areas for easy access and ensure that all storm drains are open. At intersections of main roads, snow should not be piled more than 3 feet in height.

During a Minor Snowfall (2" or less), Contractor will:

1. Apply rock salt or cinders if approved only to slippery or icy road surfaces with particular emphasis on street intersections and/or inclines. It is the intent that only slippery areas, intersections and inclines will routinely be salted or cindered as requested. It is not the intent to spread de-icing material on all roadways, nor on areas where cars normally park unless those areas are slippery or icy.
2. Remove all snow from full width of sidewalks and entrance areas, and apply calcium chloride to slippery areas only. Calcium chloride must be applied by a mechanical spreader and not spread by hand.
3. On sidewalks, if accumulation is less than 1" and the snow is less than 1", contact the property manager for instructions.

During an Average Snowfall (2" to 6"), Contractor will:

1. If the storm ends between 4:00 a.m. and 4:00 p.m., commence the plowing the full width of roadways, up to 6" from curbs, and unobstructed parking areas.
2. Remove all snow from full width of sidewalks and front entrances.
3. Plow parking spaces where the residents removed their vehicles. Single spaces WILL NOT be done.
4. Apply rock salt or cinders only to slippery or icy road surfaces. Rock salt shall only be applied from bags using a cyclone spreader, mounted on the rear of a truck, in accordance with the application rate as prescribed on the bag by the manufacturer. Rock salt should be limited to road surfaces only and not be applied to vehicle parking spaces unless approved by the Association or management.
5. Apply calcium chloride or magnesium chloride (not rock salt) on concrete sidewalks if icy or slippery. Do not apply de-icing chemicals to melt snow, as all snow should be removed during normal removal operations.

6. Return the following day to re-plow and remove snow from any areas affected by drifting snow and ensure that all traffic areas are free from slippery or icy conditions and plow any available parking spaces not originally serviced.
7. If the storm ends between 4:00 p.m. and 4:00 a.m., Contractor will perform items 1, 2, 4, and 5 before leaving the Association and then return, during the day, to complete item 3.
8. Cooperate with the owners to allow them to move cars from parking areas during plowing operations.

During a Major Storm (excess of 6"), Contractor will:

1. Commence snow plowing of roads once accumulations reach 5".
2. Initially, plow all the roadways and unobstructed parking areas, keeping them open to vehicle traffic. Walkways will be cleared as directed by Managing Agent.
3. Contractor will continue to re-plow when snow accumulations again reach 5" to 6" on the roads.
4. Once the storm has ended, Contractor will remove the snow from all walks, entrance areas, parking spaces and/or driveways (if they are the Association's responsibility), in accordance with items 1 through 6 as listed for "Average Snowfall".
5. During a major snowstorm, it may be required to place or accumulate snow on common area sidewalks that are perpendicular to the parking spaces. This will only be allowed if approval is received from the Association.

Ice Storm

In the event of an ice storm, the Contractor will contact the Managing Agent to confirm the appropriate work to be performed. After approval is received, the Contractor will apply calcium chloride to all walks and cinders or rock salt to all roads and the portions of parking areas and/or driveways (if they are the Association's responsibility) that can be driven. Within two hours after application, the Contractor will reinspect the Association's property and determine the effectiveness of the first application. If the de-icing operation is ineffective and the ice cannot be easily removed from sidewalks, or when the temperature is below freezing, then the contractor must advise the management company of the condition. When approved, the contractor will be informed to spread sand on the icy walks to allow for traction. Only after the temperature is above freezing and the ice can easily be removed should the contractor return and complete the removal process from sidewalks if approved by the Association or management.

Driveways

Where removal of snow or ice from driveways is the Association's responsibility, the contractor will follow the same procedure outlined herein for removal of snow and ice from sidewalks. If a car is in the driveway, the contractor will only remove snow from behind the vehicle and along the side of the vehicle that is nearest to the entry walk to the house.