

## **SPOA - Snow Removal Guidelines**

In lieu of a policy, the Slatemont Property Owners' Association (SPOA) determines on a case-by-case basis the need for snow removal. The Board makes the decision based on the factors below and input from residents who are present during a snow event.

### **Consideration for Snow Removal**

Please note that this list is not intended to be all inclusive of every possible scenario.

- A. Amount of Snow. The amount of precipitation is an important factor in assessing the situation. Two inches or twelve inches are obviously handled differently.
- B. One-Two Punch. More precipitation that night or next day may affect the timing or need for removal.
- C. Weather Forecast. If several inches of snow are on the ground and the forecast indicates temperatures above freezing the following day, the need for removal is reduced. A rain in the immediate forecast could mitigate the need for removal.
- D. Number of Residents on the Mountain. Determine how many houses are occupied during the storm. The Board will assume full-time residents are on the mountain. All other residents should call or email a board member if they are on the mountain during the snow event. Ex. If no one is occupying a house on Azalea Drive, it does not need to be scraped.
- E. Trees/Limbs. Debris may need to be cleared before removal can commence.
- F. Power/Phone. Outages of services must be considered.
- G. Ice. Ice is slower to melt, difficult to drive on, and also a challenge to remove. Accessibility by the snow plows/trucks can present a problem with low-hanging limbs and ice-covered steep inclines could prevent the snow removal equipment access to the roads. Icing before a snow causes unique challenges for snow removal. The Virginia Department of Transportation (VDOT) does not recommend the spreading of salt on a hard-surfaced gravel road.
- H. Availability of Snow Plow Vendors. Many of the persons that do this work, have other jobs or have contracts to snow plow for the county/state.

### **Removal Guidelines**

When a vendor is hired to scrape/plow the roads please consider the following:

A. The vendor will be instructed to scrape down to two inches above the surface. This will reduce damage to the road system. Typically, SPOA's largest cost for snow removal is gravel and grading **after** the removal.

B. If possible, roads will be scraped to full-time residents, pump houses, or others who are known to be present on the mountain. If possible, part-time residents should avoid the mountain during a severe weather event. Please stay informed with the weather reports. If a part-time resident has a need to access their house, be prepared for alternate parking and walking in the weather.

C. Driveways are not scraped. Each homeowner is responsible for the snow berm created at the end of the driveway by the snow removal equipment.

D. The availability of the snow plow vendor may delay the removal. Next day or next morning removal should not be expected. Past experience has been two to three days.

E. Independent vendors should not be contracted by residents to scrape/plow roads maintained by the SPOA. If a resident independently contracts with someone to scrape/plow their private property, the resident is responsible for any damage incurred by the vendor to roads maintained by the SPOA.

### **Notification**

A board member will send a broadcast email to residents after a major snow event to alert all to the average inches of snow and the Slatemont road conditions.

### **Be Prepared. Get Ready.**

Emergency Preparedness is a crucial factor when on a mountain in severe weather conditions. Please do your research and develop some contingency plans.

- A. Power and phone outages
- B. Heat sources
- C. Food
- D. Car - fuel, tires, chains, 4-wheel drive, alternate parking
- E. Medicine
- F. House- winterize
- G. Unique Situations to YOU and your house