

## The Greens at Hawk Valley Condominium Association Snow Removal Policy – DRAFT Dec. 2023

### **Current Policy:**

- The Association has contracted that snow removal from driveways and sidewalks will be plowed and/or shoveled when the accumulation reaches three inches or above. There is a budget line item to cover these costs. Note: If a car is parked in the driveway blocking access, some or all of the snow will not be removed.
- Snow accumulation of under three inches is not provided for by the current policy or budget and therefore the removal or treatment of the driveways and sidewalks is the unit owners responsibility.
- In the event of ice covering driveways and sidewalks the Association has contracted for those surfaces to be salted, the cost of which is covered in the budget.
- Any slippery conditions after the removal of any snow accumulation are the responsibility of the unit owners to treat with salt or calcium chloride.
- Regardless of the accumulation the roads, Crestview, Coopers Way, and Hawk Valley Lane will be plowed and/or salted as determined by the Board. We do this in conjunction with the Hawk's Board to ensure that all the roads are maintained in as safe a condition as possible.
- Any slippery conditions not covered by the aforementioned policy is the responsibility of the unit owners to treat.

### **Options to revise the current policy:**

- Maintain a list each year of those units where the unit owners are unable to clear their sidewalks in the event snow accumulation between 1 and 3 inches of snow.
- For those units so identified snow accumulation from 1 to 3 inches will be shoveled from the sidewalks and a path only from the sidewalk to the end of the driveway by community volunteers.
- Provide ice melt to any unit owners for their own use.
- Snow accumulation of 3+ inches and treatment for ice will remain the same.
- Treatment of the roads will remain the same.
- Other options?

The Association's policy regarding winter weather events has not been formalized and is not included in any of our governing documents, specifically not in the Chart of Maintenance. Any changes we choose to make should be formalized and made a part of our homeowner packets and proposed as an amendment to the Bylaws and Chart of Maintenance.