

## INFORMATION ABOUT SNOW REMOVAL

Based on facts and circumstances, the plowing company may be on the property to “open the roadways” during a storm or early in the morning before most of us go to work, etc. THIS IS **NOT** YOUR SIGNAL TO MOVE YOUR CAR.

The property will be plowed in a certain order and just because all the cars are moved from in front of a particular building, doesn't mean your building will be plowed out of order, but that may happen. If you move your car prematurely, THIS WILL CAUSE A PROBLEM unless you actually leave the property. PLEASE BE PATIENT AND WAIT YOUR TURN.

The order of plowing is as follows:

1. Front entrance, roadways, in front of mail boxes, on the side of Buildings 8 & 10 around the Meeting Room building.
2. In front of Buildings 1 (Units 1-8), 2 (Unit 9-16) and 9 (Units 69-75)
3. In front of Buildings 3 (Units 17-26) and 10 (Units 76-81)
4. Large Dumpster area, in front of Buildings 4 (Units 27-34), 5 (Units 35-42) and visitor's parking opposite Building 5.
5. In front of Buildings 6 (Units 43-50) 7 (Units 51-58) and 8 (Units 59-68).

Generally, the snowplow will plow in circles around the property, so it's possible that he may “dip” in front of your building on a pass. This does not mean he has started to plow in front of your building.

The snow removing crew usually consists of 6 people: 2 men shoveling, 2 men using snow blowers, 1 bob-cat operator and 1 plow operator. Based on the order of plowing as described above, probably first, the men shoveling will shovel the stoops and stairs. They will probably be followed by the men with the snow blowers, who will probably be followed by the plow and the detail work will be done by the bob-cat operator.

Following are a couple of questions and answers to help us all understand and cooperate with the snow plowing effort.

*Question:* A storm is coming tonight, I have to get out early in the morning, can I park in the front entrance?

*Answer:* NO. If you park in the front entrance, it hinders the plowing of that area and it could prevent emergency vehicles from getting onto the property in an emergency.

*Question:* I see the plow. Should I move my car?

*Answer:* Only if you look around and according to the above schedule, it is your building's turn to be plowed. Until it's your building's turn for plowing and clean-up, you should keep your car in your parking space (unless you are leaving the property for an extended time). HOWEVER, when work begins in front of your building you MUST move your car. If everyone cooperates, it generally takes them 12 to 15 minutes to clean and plow in front of a building. So if you live in Building 6 (Units 43-50) and you first see the plow clearing the roadway at noon, assume it will take them 15 minutes to clear the roadways then each of the buildings on the list before your building (areas on the list before your building are roadways, Bldgs. 1, 2, 9, 3, 10, 4 & 5) so you can assume you should move your car no earlier than at about 2:30 p.m. or about 2 ½ hours after the process begins. Moving your car prematurely greatly increases the chance of you creating a problem.

- **Please do not walk in the roadway in front of or behind the plow or bobcat.** These vehicles have limited visibility (especially backing up), the roadways are slippery and the driver may not be able to stop to avoid hitting you. **Do not take animals out for a walk while the property is being cleared.** It's dangerous for you, your animal and the snow removing crew.
- **Please do not drive slowly behind the snowplow** thinking you will be able to return to your spot his next trip around. He may need to go in reverse to get some speed and you will be hindering him.

- Please **don't engage the crew in conversation**. This slows down the process. If everything goes smoothly, it takes about 4 hours to clear our property after a 3 to 6 inch snowstorm.
- Do not expect anyone on the snow removing crew to move your car. They don't have the manpower and it slows down their operation. If you need help moving your car, arrange with a neighbor to move your vehicle BEFORE the snow starts to fall.
- Please be aware that there could be ice under the snow. **Be careful.** Avoid walking on untreated walkways as much as possible. We try to treat the walkways but when there is thawing during the day and refreezing at night, or drizzle turns to ice, it is nearly impossible to keep up with the treatment needs. If the entire property has iced over, we have the snow removing crew come and sand the roadways and walks. If you are an owner, you have a responsibility to help keep our property safe. If you owned a home and hired someone to plow your driveway and snow blow your walk, and then there was a thaw and a re-freeze, you would not expect that person to come back and sand your walk. You would take care of that yourself. This is why we provide a sand barrel at the mailboxes. Keep some sand in a container (an empty coffee can is great for this) in your unit and spread it around where you see ice and where you'll be walking.
- **QUAD RELEASE ICE MELT** is the **ONLY** safe product to use at Clearview Heights, and is the **ONLY** ice melt product allowed. Other ice melt products with a different chemical formula will null and void our warranty of our new sidewalks and steps.
- There are approximately 20 "temporary parking spaces" (front entrance, side of Buildings 8 & 10 and back of the Meeting Room Building) and approximately 120 cars that belong to residents. The "temporary parking spaces" must be shared and cannot block the entrance to sidewalks. That means, don't move your car to one of these spaces until it is time to move your car and then be sure you move your car to your assigned parking space once your building has been cleared (shoveled, snow blown and plowed). If you leave your car parked in a "temporary parking space" for more than an hour, then you probably either moved it too early, or you didn't return your car to your assigned space when the plowing in front of your building was done. Do not pre-park your car in a "temporary parking space" and definitely don't leave it there after the property has been plowed even if another storm is coming. The exception to this is if you temporarily lose your parking space.
- As winter progresses and we have more storms, moving snow off the roadways becomes harder and harder due to the sheer amount of snow. If necessary, we hire a bulldozer and driver and move bucket loads of snow from our huge piles as soon as possible after the property has been plowed. This company has their own regular customers, so sometimes it's a few days after we call them before they can get to our property. We apologize to those who temporarily lose their parking spaces, but there is no other alternative. If you are one of the few who loses their parking space, please try to park your car in a visitor space, or with their permission, a neighbor's space who only has one car. If neither of those options is possible, then it is OK for you to park your car in a "temporary parking space" until your space has been cleared of snow.
- It is never permissible to park in front of the mailboxes or the dumpsters any day of the year for any reason. These areas must be kept clear at all times. On snow removal days, we are reserving those areas for the snow removing crew and their equipment.
- When parking is tight, after you park your car, walk around your car and ask yourself, can a fire truck pass by or is my car sticking out too much. If a fire truck could not get by, please find another place to park your car.
- Failure to move your car for snow plowing could result in a \$25 fine.

Thank you for your patience and cooperation.