

Old Colony Snow Removal Policy, Procedure, and Guidelines

Updated Dec 2015

The extreme snow events of the past few winters have presented significant snow management issues never before experienced by the community. Because of this, we have had to establish rules and procedures for snow removal for all residents. The procedure also allows the Board of Trustees and the snow removal contractor the discretion to determine if a snowfall affecting the Association is sufficient in quantity and severity that it is necessary to designate certain Visitor parking spaces for use as snow collection locations (for the snow removal contractor to deposit snow during the plowing efforts).

For the 2015-2016 winter season, we have contracted Total Lawn & Landscaping for snow removal and are confident that they are able to do the job; but this requires the cooperation of all residents.

It is necessary that residents be acutely aware of when the plows are on the property and keep an eye out for the plow operators so that vehicles can be moved, as directed, to allow the parking spaces to be plowed. All residents should have their vehicles clear of snow as early as possible, as the plow operators cannot be waiting for individual residents to clear the snow off of vehicles so they can plow. There are too many cars, and the plow operators have other locations to plow as well.

Our snow removal contractor is commissioned to begin snow removal when there is 2" of snowfall. During a prolonged storm, the primary concern is that the roadway be kept open for emergency vehicle access. In some cases, the plow operator may also be able to start clearing parking areas while it is snowing. Residents should be moving vehicles if directed to do so.

Residents must not throw snow onto the Association's roadways after the roadways have been cleared of snow for emergency vehicle access, or in any manner that impedes normal vehicular traffic.

After the storm ends, the plow will return for the necessary cleanup of the parking areas. The amount of time that will be spent on this is not indefinite and the plow will not return to clear individual spaces from which vehicles have not been moved in a timely manner. If parking areas are not plowed because of a resident's delay in moving their vehicle, that resident will assume responsibility for clearing their own space in a timely manner. Fines will be imposed for non-compliance. If it is necessary for the snow removal contractor to return and clear a parking space after the lot has been cleared, the additional cost to the Association will be billed back 100% to the unit owner. The resident also risks having their vehicle towed at their own expense.

All residents should own shovels to clear the snow around their vehicles as necessary. The snow removal contractor does not shovel the snow around vehicles. They will plow the parking spaces if all vehicles are moved out. They will not plow between cars due to the possibility of damage to the vehicles. Please encourage your neighbors to move their vehicles in time if they haven't done so. Residents not at home during a storm should arrange to have their vehicles moved or shoveled out afterward by someone else, taking care not to have the snow thrown into areas that previously have been cleared.

Residents should not be using the Visitor sections of the property to park their vehicles in an attempt to avoid moving them for their deeded spaces to be plowed. Vehicles parked in the Visitor sections of the property also must be moved in a timely manner so that the areas may be cleared. Once resident spaces are cleared, vehicles need to be moved back into those resident spaces so that other residents can temporarily use the Visitor spaces while their own spaces are being cleared.

The Visitor spaces specifically located near Units 12 and 47 need to be clear in order for the snow plow operator to properly move the snow to the top of the driveway. This area also may need to be designated as a snow collection area. Due to the landscape timbers that are in front of units 1-27 and 31-46, the plow needs to be able to plow away from the buildings. If there is an overabundance of snow, then the Visitor parking area located at the Roosevelt Street entrance will be the area to which snow would be moved, as the areas near the dumpster cannot accommodate a large buildup. As a result, the Visitor spaces in that area also should not be used by residents to park cars in order to avoid having to go out during a snow storm.

The Association shall have the right to tow as necessary any vehicle in a deeded parking space or designated Visitor parking space in violation of the Association's snow policy. The Association will tow the vehicle off-site at the owner's expense.

The Association will have the front walkways and steps shoveled. The Association is not responsible for shoveling rear decks or walkways. Residents need to be sure their decks are shoveled and clear, as this is a means of egress in the event of an emergency.

The parking lot and walkways are common areas. As such, every effort must be made by all residents to minimize the potential liability for slips and falls, etc.

If the snowfall is less than 2", the parking lot will not be plowed. The salt application may be put on the driveways as the snow operator determines. The snow removal contractor will be monitoring the weather events to determine the necessary steps to take for the safety of all the residents.

Remember to respect your neighbors and their parking spots. When the parking lots are snow covered, it is difficult to see the numbers on the spots.