

# **HERITAE HARBOUR COMMUNITY ASSOCIATION**

## **ADMINISTRATIVE RESOLUTION NO. 12**

### **POLICIES AND PROCEDURES FOR PLOWING SNOW AND ICE TREATMENT**

**WHEREAS**, Policy Resolution No. 7, Article III, Section B. Uses of common area, paragraph 7, requires the Association and owners to maintain certain sections of roadways and sidewalks; and

**WHEREAS**, the following procedures are hereby established to be followed the Association's Managing Agent when addressing snow covered or ice-covered streets and sidewalks designated as Association responsibility to maintain;

**NOW, THEREFORE, BE IT RESOLVED THAT** the following procedures are to be carried out during any event that causes hazard conditions on private roads and sidewalks within the Association's responsibility.

#### **I. GENERAL**

A. The Management Agent is responsible for providing clerical and administrative support for carrying out the procedures contained in this Resolution.

The Management Agent will maintain a list of residents that are currently receiving critical care; such as oxygen deliveries, dialyses treatments, etc. The private streets on which the residents reside will be the first to be plowed by the Association's contractor during a snow event. The street will be plowed to open the road only, not necessarily to be cleaned down to the road surface. A follow up visit will be performed after other areas of the community are addressed. Residents are to contact the Lodge office to be placed on this list starting on December 1 of each year.

B. The Grounds Committee (the Committee) is responsible for addressing any issues concerning the treatment of snow and ice on common areas and making recommendations to the Board of Directors to make any changes to the agreement with a contractor hired to provide snow pushing and/or applying ice treatment.

1. Snow will be plowed by the contractor after an accumulation of 3" on road surfaces as stated in the agreement with the contractor. Regardless of the amount of snow, the parking areas and sidewalks of the Clubhouse and the Lodge will be plowed and the surfaces treated as necessary to provide safe passage of residents utilizing the facilities at both locations.
2. Treatment for ice will occur at all intersections where the Association has responsibility to ensure that vehicles will have clear pavement in order to stop before entering the intersection.

3. If temperatures are predicted to be above 32 degrees the day following a snow or ice event, treatment of ice on surfaces other than intersections will not occur. However, if there are streets and sidewalks that do not receive direct sunlight due to trees and/or buildings shading the surfaces, the General Manager is directed to treat those streets and sidewalks that are icy unless temperatures are predicted to be in excess of 40 degrees the following day.