

SNOW REMOVAL PROCEDURES

- A. Snow removal shall be provided for all residential driveways and sidewalks, common area sidewalks, and four (4) off-street paved parking pads alongside the streets of Geranium Circle and Columbine Circle. No service is provided for the sidewalks or parking areas of The Oaks Condominium properties located at 3000 & 3001 Columbine Circle.
- B. Removal service is triggered by a snowfall depth of two (2) inches or more, as determined by the property manager.

The following are the acceptable standards for the snow removal process:

1. The full width of the residential sidewalk shall be cleaned only by snow blower &/or shovel, from front door to driveway, with care taken to avoid damaging adjacent landscaping.
2. Driveways will be cleaned full-width, garage door to street. In the event a vehicle is parked on a single driveway, cleaning will be only from the street to the closest part of the vehicle. For a double driveway on which one side is occupied by a vehicle, the open side and the area from the street to the closest part of the vehicle will be cleaned. The same policy applies to all common area paved parking areas, as listed in paragraph A above.
3. Equipment with snow blades used for driveway cleaning must provide sufficient downward pressure on the blade to assure adequate removal to the pavement surface in order to avoid leaving more than a thin covering of snow – generally 1/2” or less - caused by a rising snow blade. Snow blowers and shovels are also acceptable for driveway use.
4. Although the contractor is not responsible for removing snow from the portion of a driveway occupied by a vehicle at the time of the initial removal operation, if the vehicle has been removed from the driveway at the time of any subsequent removal procedure, the vacated area will be cleaned.
5. In the event the contractor considers it unsafe to attempt to clean the vacant side of a driveway on which a vehicle is parked, due to the width of the snow blade, the work will be performed by snow blower &/or shovel.
6. Common area sidewalk cleaning will be considered acceptable with a single pass snow blower width of 20 inches or greater.

7. If, in the judgment of the property manager, additional cleaning of driveway approaches is necessary, the contractor will be required to return at the direction of the property manager to complete the operation.
 8. Application of any ice melt chemicals will be at the direction of the property manager.
- C. On week days – Monday through Friday – snow removal will commence in time to allow completion by 6 am &/or 5 pm. If snow continues to fall through and after the initial removal operation, and again reaches a two (2) inch depth, another removal operation will take place to meet the next scheduled deadline.
- D. When snow removal operations are necessary on Saturdays, Sundays or community-observed holidays, removal will not begin until the snow has ceased falling, but in time to assure complete removal by 6 am of the next regularly scheduled workday, with the following exceptions:
1. If a heavy snow continues for which community leaders &/or law enforcement personnel order &/or recommend not using community roads and streets, or;
 2. If city snow removal equipment has not yet cleaned streets within the development, rendering travel within the community dangerous or impossible.

In either event, snow removal operations will commence when, in the best judgment of the property manager, the results will be beneficial to the majority of the residents and contractor entry into the development is reasonably possible.