



## Park Place Snow Removal Policy

**Please be advised during inclement weather and or when there may be hazardous conditions the stairs to / from the community park located between 249 and 253 Parkview Drive are closed. Signs are posted at the stairs advising any pedestrians that the stairs are not to be used when conditions are not favorable.**

Each homeowner is responsible for snow removal on their entrance walk and driveway. This work should be completed within 24 hours of the end of the storm.

### **A. Snow Removal**

#### **1. The following are reminders regarding snow removal procedures:**

- a. The Association is responsible for snow removal of the common parking spaces and sidewalks. If a vehicle has not been removed from a parking space on the day of a snowfall or before the contractor returns the following day to re-service the parking area, then the occupied parking space will not be serviced. The Association is not responsible for removing snow from behind, between, or around parked vehicles. That is the vehicle owner's responsibility. If a resident does **not** comply with this procedure, a warning will be issued for the violation. If a resident repeats the violation, a \$50 fine will be issued.
- b. Snow removal will commence within two hours of Souderton Boroughs plowing of Parkview Drive.
- c. Residents are responsible for clearing their own driveways and walkways according to Borough Code. This work should be completed within 24 hours of the end of the storm.
- d. The Association is not responsible for ice mitigation. After the initial snow removal process has been completed by the Association's contractor, any freezing rain or snow that melts and refreezes, regardless of its source will be the removal responsibility of the property owner, not the Association or its contractor. Homeowners are solely and completely responsible for icy conditions and/ or slippery areas on their properties.

#### **2. During a Minor Snowfall (2 inches or less) Contractor will:**

- a. Apply rock salt or cinders only to slippery or icy road surfaces with particular emphasis on street intersections and/or inclines, if approved.
- b. Remove snow from full width of sidewalks and apply calcium chloride if slippery or icy.
- c. Contact the Association for instructions if accumulation is less than one inch on the sidewalk.

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975 Easton Road • Suite 102 • Warrington, PA 18976 • 215-343-1550

**3. During an Average Snowfall (2 to 6 inches) Contractor will:**

- a. Remove snow from full width of sidewalks.
- b. Plow parking spaces where the residents removed their vehicles.
- c. Apply rock salt or cinders only to slippery or icy road surfaces.
- d. Apply calcium chloride only to slippery or icy concrete sidewalks.
- e. Return the following day to re-plow and remove snow from any areas affected by drifting snow, ensure that all traffic areas are free from slippery or icy conditions, and plow any available parking spaces not originally serviced.
- f. If storm ends between 4:00 p.m. and 4:00 a.m., complete items 1, 2, 4, and 5 before leaving the Association and then return during the day to complete item 3.
- g. Cooperate with the residents to allow them to move cars from parking areas during plowing operations.

**4. During a Major Snow Storm (excess of 6 inches) Contractor will:**

- a. Once the storm has ended and within 2 hours of the completed plowing of the roads by the borough, remove snow from walks, entrance areas, and parking spaces in accordance with items 1 through 6 as listed for "Average Snowfall."

**5. Ice Storm:**

In the event of an ice storm, the contractor will contact the Association to confirm the appropriate work to be performed.

**6. Resident Responsibility:**

All vehicles are required to move from the common parking areas in order to enable our snow removal contractor to plow. Residents that do not move their vehicles before the common lot snow removal process will receive a violation warning. If the violation is repeated, the resident will receive a \$50 fine.

If you have any questions please contact the management office at 215-343-1550 or you may send the Board an email at [a.wert@cpm975.com](mailto:a.wert@cpm975.com).