

Wintertime Reminders – Expectations for Dealing with Snow and Ice

This is a review of the general guidelines contained in the Association's snow and ice removal contract. You must remember that the policy of the association is to take action if the streets are *impassable*. Just because it snows, you should not automatically expect that the streets will be plowed or that all snow will be removed. The response depends on several variables – including the severity of the storm, the amount of snow, the condition of the streets, and the forecast. The Board of Directors has developed guidelines contained in the snow and ice removal contract which are used to help determine the response. These guidelines were developed to help balance the need to keep streets passable and safe, with common sense budgetary constraints. You can imagine how high the monthly assessments would be if we were to dispatch crews to completely clear all streets every time it snowed. All decisions are based on conditions.

The snow removal contractor is in contact with various board members and Community Patrol personnel to determine the conditions onsite at Tanoan East. Community Patrol drives through the entire community during all shifts – day and night (road conditions permitting). They provide valuable information regarding the condition of the streets during a storm. The final decision on whether to dispatch crews is made by one or more board members who are on call during the winter months. The determination is made based on their assessment of the actual condition of the streets, and the situation that exists regarding the forecast.

For minor snowfall – two inches and under – the crew is dispatched only if the forecast is unfavorable (low temperatures and a slow moving storm). In that case, they will remove excessive snow from the entry and exit lanes at both gates, and treat major intersections and sloped streets with ice melt. Sloped streets are identified as Sky Valley, Paganica, Spyglass, Prestwick, and Desert Classic.

For snowfall amounts in excess of two inches, crews may be dispatched to remove snow and/or apply ice melt at gate entrance and exit lanes, the steeper sections of the sloped streets, major intersections, and main streets. The “main streets” in Tanoan East are identified as Country Club, Woodmar, Glen Oak, Sky Valley, and Lowell. Again, the determination is based on overall conditions.

Drive with Care – Slow and Sensible

Just because the streets are determined to be “passable” – in which case the crews would not be dispatched for snow removal - doesn't necessarily mean that you can drive as if you are on dry pavement. Likewise, even when snow and ice has been removed from the streets, icy patches and “black ice” can still be present. Drivers are expected to use a reasonable amount of common sense and caution when driving on snow covered and/or icy roads. You should drive cautiously, reduce your speed, and leave yourself plenty of room to stop at intersections and gates. Most often, driving too fast is the main cause of accidents on slippery roads. All drivers must remember that they are responsible for any damage caused by their vehicle to common area property, gates, other vehicles, or private property – regardless of the road conditions. Please

adjust your driving and speed based on the road conditions so that you can maintain control of your vehicle. If you do not feel it is safe, stay home and do not drive on the streets.

Sidewalks – Keep Them Safe

Residents are responsible for shoveling the snow and ice from all sidewalks that are adjacent to their property. The association does not remove snow from neighborhood sidewalks, but does maintain common area sidewalks. If a sidewalk is adjacent to your property, you are responsible for maintaining it and removing the snow and ice.

Don't Make the Situation Worse

Residents are also reminded that you should not shovel the snow from your driveway and sidewalks into the street. This only creates more problems in the street as the snow melts and re-freezes each night. You should shovel the snow to your lawn or other landscaped area of your yard where it can melt gradually and not run into the street or onto sidewalks where it will re-freeze. Remember – we're trying to clear the streets – so we don't need you adding more snow to the problem!

Shady Areas

You should also be aware of trees and other vegetation that may be preventing the sun from reaching areas of the street and sidewalks. The shady areas are a big factor in so many icy patches remaining for days and weeks following a storm. Some of these areas are shaded by houses, walls, etc., but many of them are due to large trees or shrubs. Please look at the vegetation in your yard in relation to the shade it casts on streets and sidewalks in the winter, and consider trimming these trees and plants to let the sun shine through to melt that snow and ice.

We appreciate your understanding and patience when we are called upon to deal with snow and ice on our streets. If everyone will use a degree of caution, mutual respect, and common sense during these winter storms, we can all stay safe.