

Northside Homeowners Association
Snow Removal Procedures 2021-2022
****Important updates – please read****

Overview

- When we have snow accumulations of **less than an inch to two inches**, ice melt will be applied to the roadways at the discretion of the snow contractor.
- Anything **over two inches** will require plowing of the roadways as well as ice melt. Front steps and walkways will be shoveled when the accumulation reaches 3 inches, and the snow has stopped. Ice melt will be applied after the snow has stopped and the areas have been shoveled.
- During a **snowstorm of more than 3 inches** of snow, the main roadways and arteries of the property will be continuously plowed, and ice melt applied to keep them “passable” until the snow stops. Only when the snow stops will the snow contractor begin clearing snow from the roads. Again, front steps and walkways will be shoveled, and ice melt applied when the snow has stopped.

It is a good idea, as a resident to keep your own ice melt on your front porch just in case you have to leave before your steps/walk has been treated.

Parking lots - when to move and not to move your cars:

We all know that not all snow requires cars to be moved. There are a number of factors that play a role in the decision to plow parking spaces or not. Snow accumulation, air temperature ground temperature, how much light is left in the day, and if there is an expectation of more snow all contribute to the decision to plow or not to plow the parking spaces. The sole decision lies with the snow contractor. They're the ones keeping track of the weather, watching the radar, and putting together all the information they need to determine how to proceed. We will do our best to notify all residents of when the parking spaces will be plowed, and vehicles need to be moved. Otherwise, when it's time for your lot to be plowed, the plow operator will blow a horn indicating it is time to move your cars out of the lot. Everyone will have 20 minutes to move their cars out of the lot before cleanup begins. Please do not return until the lot has been plowed curb to curb, ice melt has been applied to all areas and the plow trucks have left the lot. **Once your lot is cleaned, all vehicles must be moved back to their respective lot promptly to make room for the next lot to park.** Any vehicle left on the main drive for a prolonged period of time will be subject to fines and/or towing.

Rule of thumb: If the snowstorm stops by 1:00pm, cleanup will begin that day. If the snow is still falling after 1:00pm, cleanup will begin the next morning at 8:00am (unless the snow contractor determines otherwise). There may be times that plowing continues past dark due to the circumstances.

Important - Do not move your cars unless a horn is blown for your area. Moving your cars before plowing is being done in your lot not only takes up space that residents could be using when their lot is actually being done, but it also causes problems for the plow operators because they have to work around the cars that are parked all over the place. If you stay in your space until your lot is ready to be done, there will be a place to move your car to and the plow operators will have room to work. Do not move your car to the main drive before plowing has begun. The main road must be cleared, and ice melt applied before parking is permitted. Doing so will result in towing of the vehicle.

Normal parking on the main drive may resume after the property has been completely plowed curb to curb and ice melt has been applied to all areas.

Please remember that everyone must move their cars for snow removal. This includes motorcycles and extra vehicles. Do not go to work and leave a car behind because it will be in the way, and it will be towed. In addition, according to the Rules and Regulations, all vehicles parked on the property must be in running condition and capable of being moved for plowing. It is a good idea to have your car cleaned off and started before the cleanup begins in your lot. It is extremely difficult for the plow operator to maneuver around even one car that has been left in a lot. This slows them down which then makes the entire process longer for everyone else. So, unless a snow exemption has been approved, there will be no exceptions. All vehicles must be removed from the lot to properly clear it and make it safe for all residents. The faster everyone moves their cars; the faster cleanup can be done, and everyone can move on with their day.

Red flags mean no parking

In preparation for a snowstorm, red flags will be hung from the light poles indicating no parking on the main drive entering and exiting North Side. **The red flags mean that parking is prohibited on the main drive between the entrance to North Side and the top of the drive (the area of the drive south of #6001 and 8108)** Anyone parked on the main drive while red flags are displayed will be towed without prior warning. Parking is still permitted in the unassigned spaces around the outside of the circle.

Hardship exemption

Any resident who has a valid reason to be excused from the snow rules must file an Exemption Certificate Application with the Board of Directors **prior** to any snowfall event. This application is available on the community website, www.chelseacovenorthside.com Upon approval of the Exemption Application, an Exemption Certificate, good for a specified period of time, will be issued to the resident by the Board of Directors, and will be kept on file with the Community Manager and the snow removal contractor. Since the Board of Directors meets monthly, the timely submission of an Exemption Application is imperative. If approved, the Exemption Certificate must be displayed on the front window of the vehicle during any snowstorm to avoid towing.

Violations of the Snow Rules

As discussed above, failure to comply with the snow rules and/or snow policy not only creates hardship for the cleanup crew who work tirelessly out there in the cold, but it also creates a liability for the Association when areas cannot be cleaned properly. The safety of all residents remains the number one priority of the Board and us, so it is very important that everyone follows the steps set in place.

While we don't ever want to tow anyone, certain situations will require the prompt removal of a car because it is impeding the snow removal process and/or creating a safety hazard. Please understand, we have spoken to the tow company, and they are aware of the snow policy.

If your vehicle is towed, please contact County Wide Towing at 845-485-1715. After a vehicle is towed from the property, we have no control over how or when you get it back. The cost to retrieve your vehicle is determined by the tow company and neither we nor the Association makes anything from towing of the vehicles.