

Concord Commons Condominium Association Procedures for Winter Snow Removal



Winter is the absolute most difficult time for the Association.
Please help us, and help one another, make snow removal quick and efficient.

GUIDELINES

- ◆ Plowing is provided when snow accumulates to **one or more inches** in depth as determined by the City of Concord or the National Weather Bureau in Concord.
- ◆ Please **do not park along the road before or during** storms - Parking along the road where there are spaces is allowed **after** the storm is over and the road has been plowed.
- ◆ There is **no parking along the road by the entrance/mailboxes.**
- ◆ **Storm at Night:** The clean-up (including parking spaces) for snowstorms that have ended during the **night** will proceed as close to **9:00 a.m. the next day** as possible.
- ◆ **Storm in Day:** For storms that end during the **daytime** (prior to late afternoon), clean ups (including parking spaces) will proceed **two to three hours after the storm ends.**
- ◆ Storms that occur throughout the day or evening will get a general 'sweep-through' of the plow each time its accumulation reaches **two to three inches.**
- ◆ **Note:** when you see a truck going through prior to the storm ending, it **does not mean** they will be plowing your parking spaces, they are just doing a sweep through of the common areas.
- ◆ **Storm in Late Day:** If the storm stops later in the day (after 4:00 p.m.) clean-up will commence the **following morning.**
- ◆ **NO clean-up of parking spaces** will occur during late afternoon or evening hours. It is too much of a difficult task to do plowing/car-moving while children are coming home from school or individuals are arriving from work. This is for everyone's safety and convenience.
- ◆ After the storm you **must** move your vehicle - if it is going to snow, you will have to move or move ahead of time or make arrangements for someone else to move your vehicle(s) for you!
- ◆ During snow removal any car in any spot, be it an assigned or visitor's spot, is subject to towing **without notice and at the owner's expense.**

Towing may be the ultimate solution to a lack of cooperation, but it's not the solution we want to use! Plowing usually starts at approximately 9 - 10 a.m. - please **be ready** when the storm ends.

REVIEW OF PENALTIES

Failure to move your vehicle for snow clean up will result in a **first written warning.** After that, the **towing** of your vehicle will be necessary, as well as a **fine** imposed. According to the CCCA amendments, you may be fined **anywhere from \$25 - \$500** for not being in compliance.

We do not care to tow or fine anyone, but if we are forced to, we will. Full cooperation will make clean up faster. Faster clean up allows for your car to go back to its rightful space. Faster clean up allows for you to continue on with your day.

THANKS FOR YOUR UNDERSTANDING AND COOPERATION!



SNOW CLEANUP AND PARKING PLEASE READ

There is NO PARKING during snow removal or anytime from Fisherville Road to the 1st driveway, or where units 1 and 60 are. "VIOLATORS ARE SUBJECT TO TOWING WITHOUT NOTICE."

Sections to be cleared after the driveways are cleared (Plowing starts around 9am):

1st – 15 to 34

2nd – 35 to 48

3rd – 49 to 60

4th – 1 to 14

There is limited parking in the driveway, as we will need access to the playground field to put snow, so use Mayflower Drive, Douglas Ave, or take a ride. Put your car back into the space once cleared IMMEDIATELY if parked in the driveway to allow others to utilize the spaces. DO NOT HOVER IN DRIVEWAY while you wait, as it blocks movement of clean-up equipment and is a safety issue.

There is no parking where and when cones are placed in the lots. They are there for a reason.

The plow company works for us, but we must work with them to the satisfaction of all concerned.

CONSIDER THIS YOUR WRITTEN WARNING. VIOLATIONS TO FOLLOW WITH FINES OR TOWING WITHOUT NOTICE.

Failure to follow this may result in us going to a three or more-hour period following storms for all vehicles to be off site.

PLEASE INFORM ALL DRIVERS IN YOUR UNIT OF THESE REQUIREMENTS.

Please make sure to complete the attached vehicle registration and return ASAP.

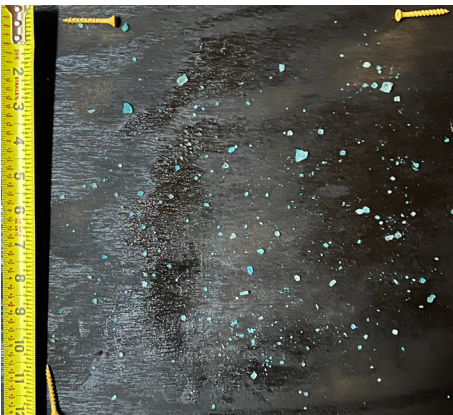
We appreciate your cooperation!

Board of Directors

SALT GUIDELINES

AS ALL RESIDENTS KNOW, THERE ARE SHORTAGES EVERYWHERE AND THIS INCLUDES ICE MELT PRODUCTS. WE HAVE LIMITED AMOUNTS OF ICE MELT THIS SEASON. THE SALT IN THE BLUE BUCKETS IS PET SAFE AND FOR YOUR WALKWAYS ONLY. FOR YOUR PARKING SPACES, FEEL FREE TO USE SAND/SALT MIX IN RED BARRELS OR PROVIDE YOUR OWN.

OVER THE YEARS, WE HAVE SEEN MAJOR OVERUSE OF SALT ON SIDEWALKS. USING MORE DOESN'T MAKE IT WORK QUICKER OR BETTER, IN FACT IT MAKES IT MORE SLICK, AS WELL AS CAN DAMAGE PLANTS AND GRASS. YOU NEED TO SHOVEL PRIOR TO APPLYING SALT, WAIT 15-30 MINUTES, SHOVEL AGAIN, THEN ADD SOME SALT TO PREVENT REFREEZING. EACH BUCKET IS PROVIDED WITH 20LBS OF SALT. IF USED PROPERLY, THIS SHOULD LAST MAJORITY OF THE WINTER BASED OFF BEST SALT USE PRACTICES. EVERY SQUARE FOOT SHOULD ONLY HAVE ABOUT 2 TEASPOONS OF SALT. BELOW IS A PICTURE OF WHAT IT SHOULD LOOK LIKE FOR BEST USAGE AND MELT POWER. WHEN YOU NEED MORE SALT, PLEASE LET US KNOW. DO NOT USE RED BARRELS FOR SIDEWALKS, AS IT'S NOT PET SAFE.



THIS IS HOW THE SALT SHOULD LOOK WHEN APPLIED. THIS IS A 1 SQUARE FOOT AREA. ANYTHING MORE THEN THIS IS JUST WASTING SALT AND INEFFECTIVE.