



ASSOCIATION SNOW REMOVAL POLICY & PROCEDURES SUMMARY

February 1, 2023

Dear Charing Cross Homeowners & Residents:

The Charing Cross Condominium Association provides snow removal services for the community. These services are provided in accordance with the Association's responsibilities, pursuant to the Association's governing documents and the Association's snow removal contract with the snow removal service provider.

Nothing has changed with respect to the Association snow removal policies and procedures which have always been in place, or the level of service. The purpose of this letter is simply to clarify for homeowners and residents, what snow removal services are to be expected from the Charing Cross Condominium Association, and Doylestown Township, and what are homeowner responsibilities.

Please be aware that snow removal services do NOT occur at the onset of snow, although pretreatment may occur if necessary. For most snow occurrences less than 6", services usually begin after the snow has stopped. However, minor accumulations of 2-3" or less may not warrant services and/or could be your direct responsibility for treating. Severe snowstorms with heavy accumulations typically call for services to be performed mid-way through the storm and after it ends. Please keep in mind though that every snow event is different, and we all know weather forecasts can change quickly. Therefore, not every cleanup effort can occur swiftly and seamlessly.

During any type of wintry weather event, we ask that everyone please be mindful of the conditions when going outdoors. Additionally, we ask for everyone's patience while waiting for services to be performed and remind that you should not engage with nor direct workers. The contractor is to follow contracted procedures and/or instructions received from the Board.

Although the Association's contractor will clear and treat serviced areas, it is virtually impossible to ensure that every inch will be completely free of snow. Therefore, please assess walking surfaces before you step out, even during the days or weeks following the storm when snow has not yet melted away from ground surfaces. Try to avoid questionable areas and please report slippery conditions to our property manager for addressing.

Roads & Overflow Parking Areas:

All roads within Charing Cross, with the exception of Trafalgar Road are non-dedicated Association roads, and are plowed by the Association. Trafalgar Road is plowed by Doylestown Township. The Association has no control over the timing or quality of the snow removal services provided by the Township. After a snow event, if there are issues with respect to the plowing of Trafalgar Road, it is recommended that you contact the Township Office directly to report it.

For the Association roads, including the overflow parking areas, snow removal services will only be provided if the total accumulation is over 2". During snow removal operations, it is the homeowner's responsibility to remove all vehicles from the overflow parking areas in order for the plow trucks to clear these spaces. If vehicles are not removed from overflow parking spaces by the day after the storm ends, the Association snow contractor will not return to clear those spaces.

Service Walks & Walking Path:

For the Association sidewalks, common walkways and driveway aprons, snow removal services will only be provided if the total accumulation is over 1". The Association is not responsible for clearing any private walkways leading to individual units. Service to sidewalks and driveway aprons will only occur after the storm is over and the roads are plowed, as they have first priority. If the accumulation is less than 1", it is the homeowner's responsibility to clear their sidewalk and driveway apron, not the Association.

For the Association asphalt walking paths, the Association only provides snow removal service for the sections of the walking path that run parallel to Old Dublin Pike, which service is handled in the exact same manner as the service for the sidewalks. The Association does not provide regular snow removal service on any other sections of the Association walking paths, so please avoid using them when winter weather conditions exist, particularly if the path is covered with snow and/or ice. Additionally, since the Association is not responsible for servicing sidewalks or the walking paths for melt and re-freezing issues, please use caution when using the Old Dublin path, since icy spots from melt and refreeze could occur at any time. Anyone who uses any of the Association walking paths when winter weather conditions exist, do so at their own risk.

Ice Mitigation & Follow-up:

The Association is not responsible for ice mitigation after initial service. Once the Association contractor completes the initial snow removal operations and chemical treatment as needed for any service areas for a particular winter weather event, neither the Association nor the contractor have any responsibility for any additional service. This includes treating for slippery or icy conditions. If at any time following the initial snow removal operations and chemical applications by the Association's contractor, snow blows, melts and/or refreezes, homeowners are solely responsible for deicing those areas, not the Association, and are expected to spot treat as needed. This includes common sidewalks and driveways.

It is not recommended to use rock salt on concrete service walks as that product may cause damage to the concrete surface. It is only recommended that magnesium chloride or calcium chloride or a similar product be used on concrete surfaces. Rock salt, magnesium chloride or calcium chloride are acceptable products for deicing on asphalt areas. The Association recommends that during the winter months each homeowner maintain a supply of magnesium or calcium chloride or other similar product other than rock salt, for their personal use.

Please understand that there may be times when precipitation and weather conditions dictate that the Association deviate from the general guidelines stated above and provide some level of service even when very little snow falls, particularly to avoid icy conditions. These considerations are typically geared towards the treatment of the roads and vehicular traffic for

considerations are typically geared towards the treatment of the roads and vehicular traffic for the overall safety of the community. However, we ask all residents to keep in mind that the Association does not intend to treat roads and/or service walks every time any precipitation falls with freezing temperatures and the chance for slippery conditions exists. Therefore, we urge all residents to exercise reasonable caution whenever there is a chance for slippery conditions on our community roads and walks due to the weather.

The following tips are also presented for your consideration:

- Try to prepare for predicted snow or ice storms by getting groceries or prescriptions before such weather begins and consider rescheduling appointments.
- If possible, try to stay indoors during snow or icy conditions when it's dark outside.
- Wear appropriate foot attire with traction if going outdoors.
- Try to postpone retrieving mail from boxes or walking a pet until it appears safe enough to do so, and during daylight hours.
- Please exercise good judgement and common sense. If severe weather conditions exist and/or a State of Emergency is declared by local officials, this will impact vendor services including trash and snow removal operations. Do not place trash or recycling out for collection, but rather wait until the next scheduled service day. This is not only a safety risk for you, but services may be postponed. Additionally, if trash or recycling is buried in snow, it will NOT be collected and could impede snow removal operations.

Lastly, please note the Board, our property manager, and snow contractor are in regular contact during winter weather events to discuss services and any issues that may arise. Therefore, please limit calls or emails for service updates.

Thank you for your attention to the above. We wish you all a happy, safe and healthy new year!

Sincerely,

Board of Directors
Charing Cross Condominium Association

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