

WATERFORD II HOMEOWNERS ASSOCIATION

Lexington, Kentucky

Neighborhood Snow Plan

1. Purpose. The purpose of this plan is to ensure, consistent with resource availability, reasonable trafficability of streets in the Waterford neighborhood following significant snowfall events or accumulations.
2. Approach. A tiered approach will be adopted, in which only the most vulnerable streets (those having a significant proportion of grade > 6%; Fig. 1) will be plowed during moderate snowfall events/accumulations, and all streets will be plowed during heavy snowfall events/accumulations.
 - a. Tiers and corresponding services are defined as follows.

<u>Tier</u>	<u>Criterion</u>	<u>Streets Plowed</u>
0	Snowfall < 2 inches	None
1	Snowfall 2-4 inches	Bridgemont Ln (all) Brookwater Ln (all) Creek Valley Way (all) Crescent Springs Ct Palm Springs Pt Poplar Springs Ln (SE of River Ridge) Rainwater Cir Rainwater Dr River Ridge Rd (N of Poplar Springs) Springwater Cir Springwater Dr Watertrace (NE of Clearwater) Whitewater Dr (all)
2	Snowfall > 4"	All

- b. The clubhouse parking lot will be plowed during both Tier 1 and Tier 2 events.
 - c. No salt application will occur during plowing except when ice is present or forecast.
3. Decision-Making and Notifications. After determining that a Tier 1 event has occurred or is imminent (by direct measurement in the vicinity of the clubhouse and/or weather forecast), the Board President or designee will contact the Property Manager to request plowing/salting services from the designated contractor. At that time, the Board President or designee will, in consultation with the Property Manager, determine whether Tier 1 or Tier 2 plowing/salting services are appropriate based on best judgment. The Property Manager will then contact the designated contractor to arrange plowing/salting services and verify performance of those services prior to payment on subsequent invoices.

4. Financial Considerations.
 - a. Prior to the snowfall season (roughly mid-Fall), the Property Manager will obtain current expense estimates for Tier 1 and Tier 2 services, both with and without salt application, from the currently-designated contractor. If there is no currently-designated contractor, the Property Manager will secure a minimum of two competitive bids for those services and forward them to the Board for designation of a contractor prior to mid-Fall.
 - b. The Board President may authorize plowing/salting services in excess of the annual budgeted expense only when:
 - (1) Authorized by majority vote of the Board and
 - (2) A budgetary mechanism for offsetting the increased expense is identified.
5. Communications. Prior to the first forecast snowfall event of the season, the Board President or designee will communicate to neighborhood residents, via Facebook or other mechanism, the following information at a minimum:
 - a. The basics of the snow plan.
 - b. How to review the complete snow plan.
 - c. The level of anticipated service to be provided.
 - d. Services that will not be provided.
 - e. Request for residents to move vehicles off the streets.
 - f. Other information deemed necessary and/or appropriate.

Approved February 7, 2018, by vote of the Board of Directors.



Fig. 1. Waterford neighborhood street grades > 6%.