

With winter weather in the near future, we caution everyone to be extremely careful during winter conditions especially when driving, walking on the property and going in and out of your homes.

Be Courteous, although it may be inconvenient to maneuver around snow removal equipment, please yield them the right-of-way.

Be patient, snowstorms can make everyone testy. We realize many residents may still need to get to work and the contractors work very hard to plow the snow even BEFORE the snow stops falling.

The path of the equipment may not always make sense to you, however there is a method and a pattern, and every obstacle or interruption reduces the efficiency of clearing our roadways and parking lots.

The Association's snow removal equipment includes a bobcat with a 12' snow pusher, a dump truck with salt spreader, and 1-2 pickup-truck(s), depending on the snow fall. For a development our size, that's an above-average arsenal. In spite of all the additional personnel and equipment, snow removal in this complex remains a difficult, tedious, and time-consuming ordeal. Patience will be required.

Snow removal operations are conducted in a series of prioritized and overlapping stages:

The first stage is to open the main thru-roads and may be done more frequently to prevent deep snow accumulation. The Main Roads are Mulberry and Hickory Drive. This allows residents that really must get out or into Darlington Ridge at least some hope of doing so.

The second stage is to remove the snow from Ash Drive, Sycamore Lane and the Courts. As the storm ends, several additional crew members come in and the third stage begins, usually simultaneously with stage two operations. Two to four work crews are formed, the condo building walkways/steps and if needed the breezeways are shoveled, then the sidewalks and the townhouse walkways.

The third stage is to clear the parking spots and driveways, often concurrent with ongoing stage two operations. We need everyone to wait until stage one and two are completed and all snow is out of the middle of all the roads. The snow contractor will notify you by blowing the horn when to move your car. The effort to clear parking spots is much more efficient when everyone moves their car at the same time, rather than clearing spaces one at a time.

Just because it's snowing and the ground is covered doesn't mean you can park on other streets, blank spaces or in someone else's reserved spots.

In large storms, snow removal operations are most efficient if the equipment has a clear path. Every minute a piece of equipment is blocked or when the plow has to stop, it is another opportunity for the plow getting stuck! This happened several times in the past

years. Every minute counts and the machines need to be in full service moving snow. Otherwise, we get further and further behind and more cars get stuck.

Be aware that the more we work together to help our snow contractor it will work to our benefit; **there will be additional fees to our snow expenses IF the contractor needs to return to Darlington Ridge to clear the parking areas as a result of homeowners not moving their cars when the horn blows.** The Darlington Ridge Administrative Resolution 40 Snow Removal Protocol Parking is attached for your review. We appreciate your compliance in this matter.

Ice storm forecast

If an ice storm is forecast and happens to be preceded by a couple of inches of snow, we will leave the snow on the surfaces. The snow allows a barrier between the ice and the cold concrete surface making removal much easier.

Salt is applied throughout the ice event as long as temperatures are above 20 degrees Fahrenheit. Salt is ineffective for melting purposes below 22 degrees Fahrenheit.

If temperatures are below 20 degrees Fahrenheit, sand light salting will be broadcast in critical areas such as steps and ramps to help with traction.

Once the ice event is over, temperature dictates our next approach.

Be Safe. Do not flag down the Plow Truck or machine operators. Snowplows are big, heavy, and cumbersome. Operator hours can be long and operator workload is high. Visibility is often not good, especially out their back windows. Give the snow equipment plenty of room. Unbelievably, every winter we have a few cars trying to race the plows or play chicken. These are dangerous maneuver for a car on a slippery road. Impact may scratch the paint on the plow but will also destroy your car. Please maintain plenty of distance between you and the active snow removal equipment as visibility is limited.

With some luck, we won't have a large snowstorm, but if we do, we'll be ready. Just make sure to help us help you, and we'll make it through okay.

There are Orange Buckets distributed throughout the community for your convenience and safety. Please feel free to spread the salt or calcium chloride in any area that appears slippery. Additional buckets are available for pick up at the clubhouse.

As a community we can work together to avoid any slip and falls to keep everyone from harm and help our insurance fees.