

**CEDAR HOLLOW CONDOS**  
**Snow Removal at Cedar Hollow**  
**2021-2022**

*We know most residents here know the process we have for snow removal from our property and this year we will follow the same process. We also have several new residents. Snow removal is not only a large expense item in the budget, but it involves insurance liability issues as well. We need EVERYONE's cooperation to make each piece of the process work. Make certain all drivers in your unit are familiar with this process. Please observe necessary CDC regulations.*

*Sanzaro will be out at all hours during storms to keep only the roadways open. They will not plow individual spaces until the storm has ended and the depth of the snowfall dictates the timing, so we ask your understanding in this process. In extreme snowfalls and if roads are hazardous and/or closed please do not demand or expect rapid plowing. Plan ahead for necessities and real emergencies will be handled expeditiously by professionals and first responders. Please understand that not moving one vehicle not only slows the process down for the vendor it poses a risk to the person on either side of your vehicle both with snow and the melting and freezing ice no matter the depth. We can often have freezing rain and they must be able to sand and salt all areas.*

- Be aware of the weather and predictions. Watch for Imagineers announcement estimate of time for plows to arrive but do not depend on this. There can be times of electronic outages. Listen for plow crew to announce arrival but with heavy snows make time to prepare your car to be moved. Make all drivers in household aware and all guests.
- If you carpool or leave an additional vehicle on the property during the day or weekends, see that your vehicle is not left on the property unattended during bad weather. Please make arrangements ahead of time.
- If you travel or go on vacation, make arrangements for your car if left on the property to be removed for snow removal or any emergencies. Do NOT move to visitors the night before as we need spaces for the movement of cars.
- Do not leave a moved parked car in the driveway as it hampers driveway plowing. Return your car immediately to your space once your area is cleaned and had time to be salted. When the snowplowing crew first arrives, they will go throughout the complex honking their horns. This is your signal to get your car cleaned off and ready to be moved. At this point everyone should come out and clean off their car but ONLY MOVE the car in the order (and timing) listed below. Unless you are leaving the property please do not move about the complex until it is your time for it to be plowed – watch the crew and listen for the second honking in your area as a signal they are ready to plow the next section of parking spaces.

We do not have enough room for people to roam about in cars or on foot and you stop the process if you get behind or anywhere around the crew. You must stay out of the way of the plowing equipment. They move quickly and need their space. This is a safety issue for both crew and residents.

PLEASE NOTE HERE THAT EVEN ONE OR TWO CARS WILL STOP THE ENTIRE PROCESS FOR THOSE WAITING AND READY TO MOVE. DON'T BE THAT ONE PERSON.

Plowing of spaces WILL NOT be done if the storm stops after or close to sunset. (Usually 5:00 p.m.) This will be determined by vendor and management. If not done by nightfall spaces will be plowed starting at 9:00 a.m. the following day or as conditions permit. The walks will be kept shoveled on a continual basis during heavy storms. Amount of snow and wind have to be considered. Once walks are done and storm over any remelting will be owners' responsibility. You must only use the calcium chloride type of melt. Please try to sweep the excess off the steps.

*Cars that do not move in a timely manner will be towed. This causes a time issue for the crew and costs money that will revert to the owner for plowing time and towing and storage expenses. Any expenses due to not moving your vehicle; towing, storage and time for crew will be paid by the unit owner in addition to any towing and storage fees along with fines.*

NOTE:

1. Please don't ask THE VENDOR to shovel out your vehicle or to move your vehicle. Do not ask them to "do you first.
2. Please do NOT engage the workers in conversation or ask them questions as they have many hours of work to do during storms and time is money. Any abusive actions will be addressed legally.
3. EVEN ONE OR TWO CARS WILL STOP THE ENTIRE PROCESS FOR THOSE WAITING AND READY TO MOVE. DON'T BE THAT ONE PERSON.

#### **SNOW REMOVAL TIMING PROCEDURES**

**DO NOT PARK YOUR CAR IN ENTRANCES AND LEAVE THEM.**

**Driveways are cleaned continuously during storm**

- Do not park and leave at either entrance or use other owner's spaces. You may sit and wait there. **You must remain in a car parked in driveway**
- Sanzaro will begin clearing the parking spaces for the 400, 500, 600 block first as well as those near the fenced in dumpster. These cars should form a line in the 200 and 300 area wrap around or leave the complex or wait in the Pratt Street driveway but do not park and leave car. If all the cars are moved it will not take more than 30 minutes, depending on depth. Please be ready to move your car immediately or make previous arrangements. Please listen to weather reports.
- Next will be the 100 block, in a similar fashion if they just make a convoy along the turnaround near building 200 and 300 these spots will take very little time. Pratt should be open now.
- Next will be the 200 and 300 block and they should move to the opposite side of the complex and out of this area
- Finally, the far end of 600 and pool area parking will be completed. All cars here need to be moved and out of the way. No cars can be left unattended in the driveway area.

#### **Final Reminders:**

As everyone can see the plowing of any community without garages is a large undertaking for both the vendors and the owners. It takes everyone's cooperation to keep this process moving and successful. If you have concerns or questions, please call the management company to address them.

Make sure Management has your contact information.

Thank you in advance for your cooperation.