

Cacapon South Property Owners Association

Berkeley Springs, West Virginia

www.cacaponsouthpoa.com

February 4, 2020

SNOW REMOVAL / ICE TREATMENT GUIDELINES

The Board of Directors of the Cacapon South Property Owners Association will follow the general guidelines outlined below whenever winter storms produce frozen precipitation in our community:

1. Board members will monitor snow as it falls, and will assess the effect of the snowfall on our community roads.
2. When a trace amount of snow falls, no action will be taken.
3. When snow/ice accumulates in heavier than trace amounts and remains on road surfaces, a judgment will be made as to whether gravel should be spread on road surfaces.
4. When moderate amounts of snow fall, a judgment will be made on the necessity to plow/gravel the hard-surface roadways. This judgment will be based upon the likelihood that the snow event, although moderate, will leave a significant accumulation of snow on hard road surfaces for an extended period of time. If plowing/graveling is determined to be warranted, it will commence once the precipitation has ended. Gravel roads will not be plowed for moderate snowfalls, due to the likely damage to the gravel surface caused by the plowing process.
5. In the event of a sufficiently high accumulation of snowfall on road surfaces, a judgment will be made to plow all hard-surface and gravel roads. Whenever this occurs, all hard-surface roads will be plowed first, followed in a timely manner by the plowing of gravel roads. The reason for this priority is that the asphalt roads are main arteries in our community, and the snow-plow blade needs to be reset (a time-consuming process) to plow gravel roads. The entrance to our community, Prado Way, Dawson Farm, and Montevideo are main community arteries and should be plowed first, followed by other hard-surface roads.
6. For heavy/extended snow storms, a determination will be made regarding the necessity to plow while snow is still falling, followed by further plowing during and after the snow storm.
7. Roads will be regularly monitored after **any** road treatment, and a determination will be made as to whether or not further actions related to snow removal and/or road treatment are needed.
8. **NOTE WELL:** Whenever roads are plowed, property owners should expect a wall of snow at the end of their driveways. The CSPOA does not have the resources to clear the entrance to

individual driveways. If a property owner desires that the entrance to his/her driveway be cleared, it is the responsibility of the owner to make arrangements for this.

9. Any property owner having questions about roadway clearing during/after winter storms should contact the Board of Directors via phone or e-mail. Property owners ***should not*** contact the roadway-clearing contractors.
10. Residents are encouraged to monitor the road conditions and clearing status on the Cacapon South POA website at: <https://www.cacaponsouthpoa.com/property-owners-hub/road-conditions/>.