

Oak Hill at Independence *Homeowners Association, Inc.*

Hackettstown, New Jersey 07840

COMMUNITY NOTICE SNOW REMOVAL GUIDELINES ***PLEASE READ CAREFULLY***

The Board shall have the right to immediately tow or have towed the vehicles from Association property which are obstructing snow and/or ice removal. Vehicles will be towed to the towing company's parking lot. The owner of the towed vehicle will be responsible for any and all costs of towing and/or damages. If vehicles are not removed during snow/ice removal services and such vehicles are not towed by the Association, the owner of the vehicle shall be liable for any dangerous condition and personal injury which result from same.

- Snow removal automatically begins at 2 inches of accumulation. Signs will be placed at all three entrances notifying everyone that the contractor is onsite.
- **Any personal items not original to builder within 12" of sidewalk, driveway, or curb edges must be removed; if not the association and/or contractor will not be held responsible for any damages.**
- **Priority will be given to homeowners with special needs (i.e. pregnant women, emergency personnel, physically handicapped). Please note you must provide the management office with supporting documentation of your need to be placed on the priority list. The Contractor will make every effort to clear these areas first, after the snowfall ends however, you must first contact Taylor Management at 908-852-0440 and identify yourself as a homeowner with a special need.**
- Snow clearance will be performed in the following priority sequence: roadways, then sidewalks, steps, and patios, then mailboxes/storm sewers/fire hydrants/dumpster areas followed by driveways and parking areas. The Contractor will clear all steps and patios at a home's main entrance; any steps and patios at alternative entrances are the responsibility of the homeowner. No parking areas or driveways will be cleared in the initial road clearing but the majority will be completed after providing Voiceshot notification to residents. The Contractor will not remove snow if there are less than 2 empty car spaces in a street parking area. **Do not approach the machine operators at any time. The contractor needs to concentrate on the job they are doing and they cannot hear or see someone approaching. This is for everyone's safety.**
- Once again this year, the management office/snow contractor will be utilizing the Voice Shot call system. This system allows us to notify homeowners approximately 15 minutes prior to the contractor arriving in your area to clear parking spaces. **If you have not already provided your phone number or have recently changed your phone number, please contact the management office immediately so we may update our records.** Your cooperation is requested in moving your vehicles when the snow plow is in your immediate area. If you do not remove your car, then your parking area will not be plowed. This policy will be strictly enforced.
- Please note that after the Voice Shot notification, the contractor will be in the designated area for 30 minutes. This will be the FINAL parking area clearing in your zone. If you are unable to move your vehicle at this time, your parking spot will not be cleared by the contractor. Contractor is not responsible for clearing snow from any parking spaces or driveways where cars failed to move prior to contractor leaving your zone. *Please be courteous to others and do not move your vehicle into another parking space that requires clearing. Parallel street parking is allowable while your parking area is being cleared. Please move your vehicle back into your designated space as soon as possible after the snow clearing is completed. **Please wait for the voice shot notification before moving your vehicle. You may notice the contractor clearing space before the voice shot notification, however please wait for the call before moving your vehicle. Please exit the immediate area until the contractor has completed the cleanup. In most cases this should take no more than 30 minutes.**
- Calcium chloride containers will no longer be available in the dumpster enclosures. However, in its place, there will be two large deck boxes with calcium chloride placed on the back deck of the Oak Hill clubhouse. Residents are welcome to take some (in your own container) to treat any icy areas. **Please close the deck box lid after use.** Keep in mind that this calcium chloride is being provided as a courtesy and abuse of its supply may result in its removal.

Snow Removal Guidelines (Cont'd)

- During snow removal operations, skis, sleds, toboggans, luges, tubes, snow boards and similar devices may not be used anywhere within the community until such operations are complete. If the contractor identifies any of these activities he will immediately shut down snow removal process and contact management and the police.
- To avoid injury please do not approach any snow contractor employee in the machinery at any time as they cannot see or hear someone behind them.
- NOTE: There is no ice watch provided by management or the snow contractor so if you notice any slippery or hazardous conditions, please notify the management office by calling (908) 852-0440.

IN THE SPIRIT OF BEING A GOOD NEIGHBOR AND COMMUNITY, COOPERATION SHOULD HELP TO MAKE THE SNOW SEASON AS TROUBLE-FREE AS POSSIBLE.