

POMPONOHO PINES CONDOMINIUMS

Arbor Management Company

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*****NOTICE TO RESIDENTS: Snow Removal Procedures*****

To All Pomponoho Pines Owners/Residents:

We have contracted with M.J. Nicholls Landscape Design and Construction LLC for our snow removal services for the 2017-2018 snow season. We realize that snow removal has been a challenge and at times has not been removed as quickly and thoroughly as we would like and expect. Here at Pomponoho Pines, our snow removal needs are vast and it has been a challenging task for any snow removal contractor to stay ahead of each storm, depending on the amount of snowfall and the frequency and duration, any storm poses problems and concerns among all of the members of the Board of Trustees.

*****Our #1 concern is the SAFETY of our residents and our community*****

That being said, we are asking for the help and cooperation of all of you. Please take a few moments to read the attached snow removal procedures to help alleviate some of the problems we have experienced in past years with snow removal.

If we **ALL** follow the snow removal procedures, it should help alleviate some of the issues that have arisen during past, often very challenging, winter seasons.

If you have any concerns regarding snow removal or ever have an area that has not been properly cleared of snow, please do NOT hesitate to contact James Roberts or Jim Afanasiw at the contact information above or via the Pomponoho Pines website (www.pomponohopines.com) so that we can inform our contractors and rectify the issue as soon as possible.

I want to say **THANK YOU**, in advance, to all of our unit owners/residents for all doing your part in helping to make this winter season a safe one.

Stay warm and be safe!

Sincerely,

Shane M. Abboud

PPCA Board of Trustees (Chair)

Pomponoho Pines Condominium: Snow Removal Procedures

The following procedure should be followed during **ALL** winter storms requiring snow removal at Pomponoho Pines Condominiums.

Note: M.J. Nicholls Landscape is or contracted snow plowing vendor

1. Plowing of our parking lots is typically done in a rotation.
2. The snow removal contractors will sound their horn between 8:00 am and 8:00 pm to alert that plowing of your lot will begin. When this happens, please make every effort to move your vehicles as quickly as possible from your parking space/lot to the side of Douglas Drive or Andrew Road, to allow your lot to be fully cleared.
3. Unit owners/residents are required to shovel out and move **ALL** of their vehicles for **EVERY** winter storm that requires plowing at the time that their lot is being plowed.
 - a. Plows and other snow removal equipment **CANNOT** do their job properly when vehicles are not moved.
 - b. M.J. Nicholls Landscape is not contracted to shovel out any unit owner/resident vehicles and it is the sole responsibility of the unit owners/residents.
 - c. Any unit owner who does not move **ALL** of their vehicles at the time of plowing will be subject to the cost to manually shovel around the vehicle that has not been moved and/or a monetary violation fine.
4. If a storm ends during the morning, afternoon, or evening (waking) hours; M.J. Nicholls Landscape will be on site to plow shortly after the storm subsides.
5. If a storm ends during the overnight (sleeping) hours, M.J. Nicholls Landscape will be on site to plow as early as 8:00 a.m. (possibly earlier) the following day.

*Note: Unit owners/residents are required to move their vehicles no later than 8:00 a.m. the following morning for storms that end during overnight (sleeping) hours.

6. To gain full access to entire parking lots, unit owners/residents must move their vehicles to either the side of Douglas Drive or Andrew Road **ONLY**.
7. Upon completion of the clearing of a parking lot, any unit owners/residents who have moved their cars to Douglas Drive or Andrew Road must return their vehicles to their deeded parking spaces within **30 minutes** of the completion of the plowing of their lot to provide alternative parking for the other unit owners/residents whose parking lots will be plowed next.