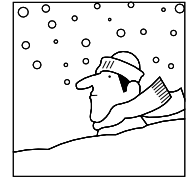


## WHAT IS SNOW "REMOVAL"?



"Snow", a term that always strikes panic in the hearts of Washington area residents. Adult area residents probably have vivid memories of winters past with "blizzards" that dumped large amounts of snow on your community. Do you know where your snow shovel is?

Always stressful, snowfall is often the root of a great number of the most emotional problems encountered in homeowner and condominium associations. In order to avoid confusion concerning the actual process of snow "**removal**", it is important to keep sight of the main goal to be met by this service during the winter months. It is hoped that the below information will help you understand what snow "**removal**" really is about.

### Objective

Perhaps the term "**removal**" is a misnomer as removal of snow is not the primary goal and, in fact, is most often fiscally and physically impractical. The primary objective of snow "removal" service is to keep the streets and sidewalks passable and safe to navigate. As we know, community associations do not have unlimited financial resources available to accomplish this process, therefore, the main purpose of hiring snow clearing contractors is for the clearing of streets and sidewalks to render them passable and safe to negotiate (i.e. enable residents to enter and exit the community). We must rely on the ability of residents to determine the necessity of attempting to travel snow or ice covered roads or walks. Some common sense must be used by residents as they may assume a certain level of risk when attempting such travel.

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It is a generally accepted premise that a covering of packed powder snow is safer and easier to negotiate than a slick covering that may be left when a snowplow has passed over a street. Therefore, under most conditions, it is better to let snow accumulate when residents are leaving or returning home. For obvious reasons, clearing of snow is more effectively and safely performed when there is little or no traffic on the streets.



### Snow Plowing

Contractors are typically asked to begin clearing the streets when snowfall reaches a depth of about **THREE INCHES** (3"). If snow is still falling, the contractor is to "**open**" the drive lanes of the streets. This means to prevent the snow from accumulating too much and make ingress and egress possible. This process continues periodically until the snowfall stops.

Once the snow has stopped, the contractor will "**clean-up**" the streets and lots. This means to widen the drive areas as wide as safely possible considering the conditions of the streets, parked vehicles, etc. Abrasives (sand) would be applied after the clearing process is completed.

The Association budget provides for the clearing/plowing of snow and/or sanding in the privately owned streets and alleyways (**see table on reverse**). Ultimately, most Clarksburg Village streets will be publically maintained and plowing will be

the responsibility of the Montgomery County Department of Transportation (MCDOT). Until maintenance is assumed by MCDOT, the developer and/or builder(s) is/are responsible for snow clearing on the uncompleted streets.

### Clearing of Sidewalks

The clearing of sidewalks is usually performed **after** the snowfall has stopped. If conditions warrant, this process may begin earlier, however, this would only be under extreme conditions. Obviously, by beginning to clear sidewalks **before** the snowfall has stopped, it could cost the community twice the expense or more for one snow storm.

The Association budget provides for the clearing/plowing of snow and/or sanding in the privately owned streets and alleyways (see table on reverse) as well as the clearing and/or sanding of walkways that, based upon current Montgomery County law, are the responsibility of the Association to clear. Such sidewalks include both privately owned sidewalks **that are not directly in front of an individual home** as well as those within the Montgomery County owned rights-of-way.

**County law requires private homeowners, including those in townhomes, to clear the sidewalks that are adjacent to their homes, even though they may actually be common or public sidewalks.**



All communities have unique areas that require special attention. Areas such as **fire hydrants, mailboxes and trash corrals** are examples of areas which, if left unattended, may create additional problems such as: the mailman couldn't (or wouldn't) deliver the mail, the fire department couldn't find the hydrant in the event of an emergency or the trash contractor couldn't remove the trash. Management will make efforts to identify such areas within the common property and work with the snow clearing contractor to properly address these areas and avoid problems. Homeowners should endeavor to clear around fire hydrants and the cluster mailboxes so that public services won't be affected.

In closing, snow "removal" is not an exact process and there is no way to make everyone a satisfied customer. The goal, as previously stated, is to permit safe ingress and egress from the community and control the expenditures of the Association. Of course, the level of service provided is always determined by the Board of Directors. Management and the contractor(s) will attempt to provide the services, if physically possible, desired by the Association.

Hopefully, this article will clarify the process and assist all homeowners in their understanding of this service and in the decision making process to determine the level of service desired.

**HAVE A SAFE WINTER!**

## Clarksburg Village Community Streets

### Private Streets:

Clarksburg Village Community Association owns and maintains these streets.

Bears Den Lane  
Brass Lantern Way  
Derby Post Place  
Gardenside Place

Rainbow Arch Drive  
(Btwn Granite Rock Dr. And  
Grand Elm Street ONLY)  
Robin Song Drive  
(South of Grand Elm Street - in  
the cul-de-sac - ONLY)

### Private Alleyways:

Clarksburg Village Community Association owns and maintains these alleyways.

Barefoot Lane  
Bears Den Lane  
Birch Bark Lane  
Cedar Landing Lane  
Cloverdale Lane  
Crooked Gate Lane  
Evening Breeze Lane  
Farmbell Lane  
Flatrock Lane

Magic Leaf Lane  
Hickory Hollow Lane  
Icy Brook Lane  
Irish Moss Lane  
Jasmine Lane  
Summer Shade Lane  
Tar Heel Lane  
Wrens Nest Lane

For information, concerns or complaints about snow clearing on the above Townhouse Streets and Private Alleyways, call Vanguard Management at (301)540-8600 x3048.

### Public Streets maintained by the Developer:

Ultimately, all of the below streets will be publically maintained and plowing will be the responsibility of the Montgomery County Department of Transportation (MCDOT). Until maintenance is assumed by MCDOT, the developer and/or builder(s) is/are responsible for snow clearing on the uncompleted streets.

Blue Sky Drive  
Boulder Heights Terrace  
Flint Tavern Terrace  
Foreman Boulevard  
Grand Elm Street (btwn.  
Robin Song and Foreman Blvd.)

Piedmont Road  
Tulip Tree Terrace  
Turtle Rock Terrace  
Snowden Farm Pkwy  
Stringtown Road

For information, concerns or complaints about snow clearing on the above streets, call Vanguard Management at (301)540-8600 x3048 and your concerns will be forwarded to the appropriate party.

### Public Streets Maintained by Mont. County:

Bent Arrow Drive  
British Manor Drive  
Grand Elm Street  
Granite Rock Road  
Rainbow Arch Drive  
Robin Song Drive  
Snowden Farm Pkwy.

Brick Hearth Circle  
(from Snowden Farm to dead end past Granite Rock)  
(from Stringtown to Granite Rock)  
(from Grand Elm to Granite Rock)  
(From Stringtown Rd. to the 1<sup>st</sup> intersection with Grand Elm St.)

For information, concerns or complaints about snow clearing on the above Public Street, call the MCDOT Division of Highway Services at 240-777-ROAD (7623).

## What You Can Expect From Montgomery County When it Snows

(from County Dept. Of Public Works & Transportation Web Site)  
<http://www.montgomerycountymd.gov/content/dpwt/>  
"Click" on "Highway Maintenance"

- It takes about 16 hours after the end of a 3 inch snowfall to plow and/or treat every County road once.
- After a 10 inch snowfall, you can expect major and primary County roads to be cleared within 24 to 36 hours. At that time, one pass should have been made through neighborhood streets.
- After a 15 inch snowfall, our crews will complete this work in about 35 to 40 hours.
- After a 24 inch snowfall, our crews will complete the work in about 48 to 60 hours.
- However, the type of snow (wet or powdery) and the temperature and wind conditions following the storm can alter this schedule.

Please be patient! Streets are plowed according to their priority and reviewed at the end of each season. Snow fighters work around the clock until all 2,400 miles of County - maintained streets are passable. We will use a force of 200 employees, 175 pieces of snow removal equipment, and we have available 35,500 tons of salt and sand to get the job done.

The Department of Public Works & Transportation's Action Plan

1. Patrols at the start of the storm
  2. Spot salting of bridges and elevated roadways
  3. Full-scale salting of all major County roads (arterial roads connecting subdivisions or business districts) and primary neighborhood streets (main collector streets through subdivisions)
  4. Plowing of all major County roads
  5. Plowing of all primary neighborhood streets and all other residential streets
  6. Spot sanding of hills and intersections on residential streets
- This plan assures that County residents are within 3 or 4 blocks of a treated roadway during the course of a storm and that complete vehicular access is available as soon as possible when the storm is over.

### **PUBLIC INFORMATION**

Channel 55 (channel 5 on cable-ready sets) the County Government's channel, continuously updates roadway conditions within the County.

For information about our snow removal operations during a snowstorm, call the Division of Highway Services at 240-777-ROAD (7623). More lines are now available to make it easier to reach us.

MCDOT on the web:  
<http://www.montgomerycountymd.gov/>

