



Woodcreek Village Snow Removal Procedures

Frequently Asked Questions

Woodcreek Village contracts for snow removal from the City sidewalk along Highland Way, Woodcreek's private streets and cul de sac drive lanes, unit owners' driveways and sidewalks, the Association's parking lots and walkways around the clubhouse and pool. The contract is managed by Woodcreek's Grounds Committee, which reports to the Woodcreek Board.

Q1. What is the reason we have those lovely bright green stakes all around Woodcreek during the winter months?

Snow stakes guide snow clean up work in all types of weather conditions at any time of the day or night. They mark our curbs and driveways and define our lawn turf under snow cover, functioning to minimize damage to these common elements as well as the snow removal equipment. It is especially important that these stakes remain in place until the end of the snow season (usually late March or early April), when our turf is thawing and particularly vulnerable to scalping by snow removal equipment. Once chances of a plowable snow are diminished they will be removed and reserved

for another snow season. When stakes are tipped over they can usually be righted or reset. Efforts to right stakes by unit owners are greatly appreciated.

Q2. What are the general conditions for efficient and effective snow removal in Woodcreek?

For efficient clearing, all vehicles should be off the streets, cul de sac drive lanes, and guest parking spaces at tennis court and clubhouse. If driveways are to be cleared, they must also be free of vehicles when removal crews arrive. Please review the general Woodcreek parking rules, # 17 in Administrative Rules and Regulations.

Q3. What is the minimum amount of snow for our snow removal contract to take effect?

In winter, 1.5 inches. During fall and spring, it depends on temperature predictions. For example in October and April, a 1.5 inch snowfall during the night, with sun and temperatures predicted in the 40's, may mean nothing is done as it will soon melt. If temperatures are not expected to rise, streets and drive lanes may be salted.

Q4. What activities are included in our snow removal contract?

Activities include: plowing our streets, cul de sac drive lanes, driveways and guest parking spaces; shoveling/snowblowing sidewalks and stoops and the city sidewalk along Highland Way; and applying salt blend to streets and ice melt to driveways, sidewalks and walkways. As noted above, these require unrestricted access. If a vehicle obstructs access, the contractor will not clear the area.

Q5. How soon can we expect removal to begin after a snowfall?

This varies by size and type of snowfall; that is, its timing and rate of accumulation, the temperature etc. Streets, drive lanes, and driveways are plowed and sidewalks cleaned at the end of small, accumulating snowfalls and a salt blend applied. During large or slowly accumulating snowfalls, the streets are plowed and salt blend applied during snowfall. Snowfalls that include periods of sleet and icing are time-consuming to clean up, so delays are not unusual.

Q6. I know that Woodcreek's snow removal contractors work with private businesses and other associations. Does that mean we are last in line?

No. Some businesses have contracts for two clean ups, one early and one at the end of the event. Like most condo associations, Woodcreek has an end of event contract and is attended fairly soon after a snowfall with rare exceptions as noted above.