

Snow Removal Policy for Brynfield HOA:

- A. Removal of minimum snow accumulation:** The contractor shall be responsible for the removal of snow deposits over two inches (2") on the common area sidewalks, driveways, and private walkways to the front doors of each home. **Timing of snow removal:** Snow removal shall commence approximately one (1) hour after the snow has stopped, or if snow stops at night, between 8:30 am and 9:00 am the next morning. This is a result of liability issues. The length of time it will take the contractor to complete the snow removal process will vary based upon the depth of the snow. However, there may be times when snow fall is less than two inches (2") and certain areas (sidewalk crossings) may need to be cleared per West Hanover Township rules. In this case, the contractor will not be clearing the whole development.
- B. Ice removal:** The ASSOCIATION (or contractor) is **not** responsible for chipping ice from walkways, driveways, roofs or gutters. The removal of ice deposits that are the result of the melting and refreezing of ice and snow from the roof, gutters, or other areas is **not** the responsibility of the ASSOCIATION or CONTRACTOR. Please use extreme caution when using any ice melting chemicals because they may damage the concrete sidewalks. From the feedback we have received from concrete professionals over the years, Magnesium Chloride is recommended if any chemicals are required; **HOWEVER, IT IS IMPORTANT TO UNDERSTAND THAT ALL ICE MELTING MATERIALS MAY CAUSE DAMAGE IF THE CHEMICALS REMAIN ON THE CONCRETE SURFACE. THEREFORE, IT IS RECOMMENDED TO SWEEP ALL CHEMICALS FROM THE CONCRETE AFTER THE ICE HAS MELTED.** Please do NOT use SALT on any concrete surfaces, at any time.
- C. Vehicle removal from driveway.** Homeowners who do not remove vehicles from driveways, parking areas or any other area that would impede the snow removal process, forfeit having those areas cleared. Also, it is not the responsibility of the contractor to remove snow from any vehicle left outside.
- D. Snow drifting.** The contractor shall **not** be responsible to remove snow that has blown back into the cleared areas after the service has been completed.
- E. Removal process, beginning location:** The contractor is **not** required to begin the snow removal process in any specific location within the development. The location will be determined at the contractor's discretion in consultation with the HOA's Board of Directors.
- F. Snow removal that is less than 2":** The removal of snow accumulations that are less than 2" is excluded from ASSOCIATION responsibility. Snow that is 2" or less, IS THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER. The homeowners may contract for services for snow that is 2" or less at their own expense. This includes the clearing of the common sidewalks in front of your home.
- G. Heavy snow accumulations:** When parking spaces and/or walkways are compromised by piled up deposits of snow, the contractor shall have the option of either disposing of excessive deposits on the homeowner's side of the curb or hauling snow deposits to the closest common area for disposal.
- H. Township responsibility:** The Township is responsible for plowing all dedicated streets; therefore, depending on the timing of the township's arrival they may plow snow back in front of the driveways and mailbox area after they have already been cleared.
- I. Safety Issues:** All Residents are reminded that snow removal is a dangerous job and residents are directed to stay away from operating equipment while on foot or in a vehicle. Please give the contractor space to safely operate their equipment.
- J. Being Civil:** All Residents are reminded to show good manners and be polite toward the contractor. They have a very large and hard job to complete, and offensive, rude, vulgar and/or threatening language or behavior will not solve a problem and could result in actions taken against the offender. If there are problems, please contact Penn Equity, or a Board member, and report the issue to them.

Penn Equity Associates, Inc. would be happy to answer questions you may have from time to time. If have not already done so, members should familiarize themselves with the Declaration, By-laws, Rules and Regulations etc., to gain a better understanding of the Association and how it works. Again, all these items can be found on the website or by contacting Penn Equity at (717) 566-8550.