



Property Owners Association

ASSOCIATION SNOW REMOVAL POLICY & PROCEDURES SUMMARY
(adopted 2012)

Dear Lantern Hill Homeowners & Residents:

The Lantern Hill Property Owners Association provides snow removal services for the community. These services are provided in accordance with the Association's responsibilities, pursuant to the Association's governing documents and the Association's snow removal contract with the snow removal service provider.

Please be advised that nothing has changed with respect to the Association snow removal policies and procedures which have always been in place, or the level of service. The purpose of this letter is simply to clarify for homeowners and residents, what snow removal services are to be expected from the Lantern Hill Property Owners Association and the Doylestown Borough.

When a snow event is over, the Association snow contractor is required to be out to commence Association snow removal operations within 2 hours. However, depending on where in the community the snow removal operations begin, you may not see the contractor until a bit later.

Sometimes the duration of a storm may be longer than a day, with forms of precipitation changing back and forth. In these situations, other than plowing the roads to keep them open for emergencies roughly every 4-6 inches, the Association does not provide any type of snow removal service until the entire storm has ended.

Roads, Alleys & Driveways:

All roads within Lantern Hill, except for Kirkbride Lane and the alleys, are dedicated Borough Roads, and are plowed by Doylestown Borough. The Association has no control over the timing or quality of the snow removal services provided by the Borough. After a snow event, if there are issues with respect to the plowing of the Borough roads, it is recommended that you contact the Borough Office at 215-345-4140 directly to report it for the quickest response.

For the Association roads including the alleys and driveways located in the alleys, snow removal services will only be provided if the total accumulation is over 2". During snow removal operations, it is the homeowner's responsibility to remove all vehicles from their driveway. If a vehicle is left in the driveway, then the contractor will only remove snow from behind the vehicle and the service walk.

Service Walks:

For the Association sidewalks and common walkways, snow removal services will only be provided if the total accumulation is over 1". The Association is not responsible for clearing any private walkways leading to individual properties. Service to driveways or service walks will only occur after the storm is over and the roads are plowed, as they have first priority. If the accumulation is less than 1", it is the homeowner's responsibility to clear their service walk, not the Association.

Footbridge:

The Association does not provide any type of snow removal or ice mitigation service for the wooden pedestrian footbridge at any time. The footbridge is a wooden bridge which gets slippery when wet or icy, so please exercise reasonable caution and good judgment when using the footbridge during any wet or icy conditions. **Please be advised that whenever there are wet, icy or otherwise slippery conditions that exist, you use the footbridge at your own risk,**

Ice Mitigation & Follow-up:

The Association is not responsible for ice mitigation after initial service. Once the Association contractor completes the initial snow removal operations and chemical treatment as needed of any service areas for a particular winter weather event, neither the Association nor the contractor have any responsibility for any additional service. This includes treating for slippery or icy conditions. If at any time following the initial snow removal operations and chemical applications by the Association's contractor, snow blows, melts and/or refreezes, homeowners are solely responsible for deicing those areas, not the Association, and are expected to spot treat as needed. This includes common sidewalks and driveways.

It is not recommended to use rock salt on concrete service walks as that product could cause damage to the concrete surface. It is only recommended that **magnesium chloride or calcium chloride or a similar product be used on concrete surfaces.** Rock salt, magnesium chloride or calcium chloride are acceptable products for deicing on asphalt areas. The Association recommends that during the winter months each homeowner maintain a supply of magnesium or calcium chloride or other similar product other than rock salt, for their personal use.

Please understand that there may be times when precipitation and weather conditions dictate that the Association deviate from the general guidelines stated above and provide some level of service even when very little snow falls. These considerations are typically geared towards the treatment of the roads and vehicular traffic for the overall safety of the community. However, we ask all residents to keep in mind that the Association **does not** intend to treat roads and/or service walks every time any precipitation falls with freezing temperatures and the chance for slippery conditions exists. Therefore, we urge all residents to exercise reasonable caution whenever there is a chance for slippery conditions on our community roads and walks due to the weather.

Thank you to everyone for your patience, understanding and cooperation.

Sincerely,

Board of Directors