

Forest Knoll Association

Snow Removal Services 2008-2009

As Contracted by Forest Knoll Association of Rochester

1. Drives: For every snowfall exceeding 2.0", drives will be cleared of new snow accumulation. The final clearing will occur within 12 hours after the snowfall ceases. If the depth is over 12" or winds of more than 30 MPH exist, contractor will complete the removal on a best effort basis. For snowfalls over 4", plow passes for open up will be completed prior to 7:00 a.m. and 5:00 p.m. on the main drive areas, even before the snowfall ceases, to allow traffic to and from the association property.
2. Homeowner Responsibility:
 - Maintaining/shoveling own walkways at less than 2.0" of snowfall
 - Maintaining/shoveling own patio at all times
 - Ice accumulation on drives, steps, walkways and garage aprons caused by drainage
 - The use of de-icer materials as necessary
 - Snow removal underneath and around parked cars
 - Snow removal from walkways and or drive areas caused by clearing patios
3. Snow Accumulation: Snow depth accumulations will be measured at the Association property on the asphalt to be plowed in areas neither drifted over nor blown clean. Because of melting, measurements will not be taken on lawn areas.
4. Damage to Property: Although every effort will be taken to eliminate property damage, accidents occasionally occur. It is the homeowner's responsibility to notify the association representative in a timely manner of any damage caused by the contractor. If you have any questions on the service provided, please channel your questions through your association maintenance representative.
5. Parking: Use good judgement when parking cars. Please do not park in areas where snow must be pushed and please observe your association's parking regulations.
6. Sanding: Drives will be sanded as needed and when requested by the association maintenance chairperson or the Board of Directors.
7. Extreme Heavy Snowfalls: Extreme heavy snowfalls (12" or more) will occur occasionally causing situations where the normal deadlines may be exceeded. The contractors will in those situations concentrate their efforts first on drive plowing and later on shoveling and sanding.