

OWNERS/RESIDENTS WILL BE RESPONSIBLE FOR FOLLOWING SNOW STORM PROCEDURES IN ORDER TO AVOID FINES

VERY IMPORTANT

NO OWNER is to make their own decision as to whether or not accumulation is too little to warrant moving their vehicle!! It is not your choice to make.
Any time the plowing crew is working it means that you have to move your vehicle after the snow ends.

Yes – snow storms are a complete inconvenience. Thankfully we never have too many.

There is one MANDATORY rule.

After the snow stops and the plowing crew has cleaned Trellis Drive main road ALL vehicles must get moved either to there or to a completely clean area in their own parking lot. This rule is for the benefit of both unit owners/residents and the plowing crew. Moving vehicles makes it easy for the plowing crew to finish cleaning parking lots. And clean parking lots are for the safety of all unit owners and residents.

ALWAYS HAVE A PLAN FOR WHO WILL MOVE YOUR VEHICLE IF YOU ARE NOT ABLE TO DO IT !!!

There could be times when someone is sick or someone goes away and leaves their vehicle at the complex.

This is New England. Storms can happen at any time.

Saying that a storm was not in the forecast will NEVER be an acceptable excuse.

Always have someone who will be able to move your vehicle if you can't do it – neighbor, friend or family member.

Do not email the Board. It is not the Board's responsibility to move vehicles.

It would be very nice if neighbors helped each other.

You don't have to be best friends with your neighbors, but kindness would be greatly appreciated.

SIDENOTE:

Having to move vehicles can definitely be an inconvenience, but this rule is much better than how snow storms get handled at other condo communities and apartment complexes. Sparrows Point on Cowesett Road tows cars immediately if they are not moved after the snow ends. No notice and no questions asked. Vehicles just get taken away on flat bed trucks.

BEFORE A STORM

Work with your neighbors and park vehicles so they are grouped together as closely as possible.

Try to park so there are not any empty spaces between vehicles.

This will leave large open areas in the parking lots which will help the plowing crew.

The Board does realize that not all buildings have a lot of flexibility with space when trying to park vehicles together. Just do the best that you are able.

REMINDERS

No parking in the cul-de-sac

No parking on Trellis Drive until the storm has ended and it has been cleaned

Owners and residents can park in visitor spaces during snow storms

AFTER A STORM

FINES will get issued for vehicles that do not get moved – AT THE PROPER TIME – to Trellis Drive after storms end BECAUSE IT IS MANDATORY TO MOVE

Vehicles that do not get moved at the proper time cause safety issues and also interfere with the plowing crew.

Once the snow has completely stopped the plowing crew will begin the final clean up. The final clean up after a storm ends always begins with Trellis Drive main road.

NEVER PARK YOUR VEHICLE ON TRELIS DRIVE UNTIL IT HAS BEEN CLEANED !!!

Trellis Drive is not a wide road.

It is not safe for the plowing crew to have to try and maneuver around vehicles that park on Trellis Drive before it gets cleaned.

The plow trucks are not quiet, so it will be very easy for owners and residents to hear them working.

As soon as you see that Trellis Drive has been cleaned you can move your vehicle there. Your vehicle will remain there until your own parking lot has been cleaned.

Vehicles should get moved back to your own parking space as soon as possible after your parking lot has been cleaned.

DO NOT leave your vehicle on Trellis Drive overnight unless it happens to be a storm that ends late and final clean up of parking lots does not get done until after 6:00 pm

NEVER tell the plowing crew what they should or should not be doing.

As per Hidden Valley rules interfering with any H.V. contractor is a fineable offense.

The plowing crew receives their instructions from only the contractor. And the contractor is always in constant contact with our President of Grounds.

Any owner who has a complaint or comment about the plowing crew can send an email to hvcamain@gmail.com

The President of Grounds will review any email received and speak with our contractor.

Safety is a top priority when snow storms hit.

Do not move vehicles from space to space while it is snowing. Stay in one space until snow stops.

Always check your outside salt container prior to a storm. Email the Board if salt is needed.

Depending upon the severity of a storm the plowing and walkway cleaning may not begin until the heaviest of the storm has passed.

Please refrain from contacting the Board to ask when the crew is going to arrive.

Owners and residents may have to shovel behind their vehicles if there is a storm with high accumulation.

The plows can get only so close behind vehicles, and the plowing crew does not do any shoveling behind or between vehicles.

If you have guests during a snow storm, be sure they know that they cannot park in spaces that belong to other units.

Making it easy for the plowing crew to do their job quickly and efficiently is for the benefit of both the crew and also the unit owners.

When it comes time to negotiate a contract price for plowing the price will be much better if Hidden Valley is considered to be an easy complex to clean.

When vehicles do not get moved it is not easy for the crew to clean parking lots. And this means that it takes the crew a longer time to clean. And this leads to Hidden Valley being considered difficult.

Our contract price will be higher if the contractor has to factor a lot of time for his crew being at Hidden Valley during and after snow storms.