

**LAKE OF THE PINES ASSOCIATION
POLICIES & PROCEDURES**



Snow Removal - LOP Roadways

A. Conditions

Snow removal on roadways is warranted when dangerous conditions exist as determined by Management.

B. Service Description

A local contractor, one who is located in close proximity to LOP for a quick response, shall be selected each year. Criteria for selection shall include hourly rates, type of equipment, time estimates for completion, response time, other commitments, etc.

The contractor shall plow the main roads - Lakeshore North and South, and Torrey Pines and other roads whose grade, elevation or specific use so designate them to require this service. These roads can be so designated at the time of contractual arrangement. However, the contractor must be able to respond to emergency situations when they occur. Where prearrangement is possible, these conditions will be specified.

Using approved equipment, the snow shall be winnowed to the side of the road. This method will place winnowed snow in front of driveways, mailboxes, etc. It will be the responsibility of the homeowner to remove snow from his driveway, mailbox or other features if he so desires.

C. Initiation of Snow Removal

When conditions warrant, the following sequence of personnel can call the selected contractor to commence snow removal. It will be the responsibility of the Public Works Manager to ensure that all necessary staff personnel know the contractor's contact person and phone number. Similarly, the contractor will be advised to check with Lake of the Pines during a snow storm should telephone lines be damaged.

Public Works Manager/Maintenance Supervisor
General Manager
Public Safety Manager
Public Safety Employee on Duty
Board President

Approved: 1/6/92 R-92-145