

Here's some information for Summerfield Residents that relates to how Summerfield manages winter weather events...

Streets are plowed when the snow reaches 1 inch or more and driveways are cleared at 2 or more inches. However, if snow changes to rain and the total snow amount compacts to less than 2 inches then our driveways and sidewalks fall below the threshold for clearing. During most snowstorms, driveways and sidewalks are cleared once the storm has ended. In the case of significant snowfall (nor'easter) the contractor may clear driveways and walkways during the storm with a final pass once the storm has ended. Note that in the event of a blizzard, it is generally impossible to keep driveways and walkways permanently clear. Drifting will occur and that does not require our contractor to constantly return to clear those surfaces of drifting snow.

Clearing driveways and walkways of less than 2 inches is the responsibility of each unit owner.

Our roads are treated with deicer when it is appropriate and necessary to maintain road safety. However, if it is sleeting and or raining out, deicer is not applied because it is no longer effective during those conditions.

If a snow event begins during any time of darkness, we recommend all unit owners leave their outside lights on until morning.

We have 130 units and not everyone's driveway can be the first to be plowed. However, if I know of any unit owners that need to keep critical medical appointments (i.e., chemotherapy, radiation, etc.) then we will do our best to have those units cleared first. If you have such an appointment then you need to let me (Bill Freer) know prior to the storm event. Non-essential appointments such as shopping or going to a work place do not qualify. Any residents that also have health aides who are necessary to attend to any resident should also notify me and we will do our best to solicit volunteers to help clear those walkways at those units if necessary - although no guarantees can be made.

Unit safety is always the responsibility of unit owners and applies especially during winter conditions. After any and all snow or ice events our driveways and walkways still remain the responsibility of each unit owner to maintain proper safety conditions even after they had been plowed and shoveled by our winter maintenance contractor.

When we have a typical snow event our cleanup goes smoothly and without any significant problems. However, when we have any kind of an ice event, that's usually where we face problems. All residents need to be patient for roads to be plowed and treated if necessary. During these few events when facing icy conditions, we all need to settle in and not expect to be the first ones to venture outside. Even when roads are properly treated it takes time for the treatment to take affect including at the Mailroom parking lot. Road de-icing is more effective with more vehicles traveling on the roads... our roads are residential and we do not have the sheer volume of vehicle traffic that main roads like Rt. 16 experience. Thus, our road treatments take longer to be effective.

At the very start of Summerfield winter road safety has always been important and over the years our contracts for snow removal have been consistent. Our contractor does not perform deicing of individual unit driveways due to liability issues. However, individual unit owners can elect to deice their own walkways and driveways at their own discretion.

I hope this helps all new residents and serves as a reminder to some of our original residents on what to expect during Summerfield winters.

Be safe and stay safe!

Regards,

Bill Freer
Summerfield Grounds
508-272-5581