

Blue Mountain Lake Club

Winter Storm Response Guidelines and Enforcement Policy

www.bluemountainlakeclub.com

For a better understanding of what services are provided during winter storm events, and, how to best prepare for them please read the following guidelines and policy for enforcement

- **Snow** - Main Roads (Stroud Township -570-421-3362) are plowed once accumulation reaches approximately 2 inches, or as determined by Stroud Township in accordance with predicted snowfall amounts. Cinders, salt or other ice melting materials are applied as deemed necessary by the Township. Brushy Mountain Road and Pocahontas Road are maintained by Stroud Township. Community roads are plowed and treated after accumulated snowfall, similar to the Township.
- **Ice, freezing rain, and sleet** present different problems for travelers and service providers dealing with winter road treatment. When freezing rain or sleet/ice is forecast or imminent, the timing and forecast including temperature, duration and weather following the event will dictate the specific services before, during and/or after the event. When significant icing events are forecast, presalting of roads will help mitigate road surface freeze up. Additional treatment will be applied as needed. Regardless, icing conditions are very hazardous and despite best efforts, roads will become treacherous. Even experienced drivers are **STRONGLY RECOMMENDED** to not travel during these conditions. Contact the Operations Office during normal operating hours Monday through Friday 9AM to 4:30 PM at 570-421-2129 and/or Security during non-operating hours at 570-242--4504 to report concerns.
- **Service** - The order of servicing community roads is periodically rotated to ensure fair service to all areas of the community. Bus routes and main roads (BML Drive, BML X-ing, etc) always receive priority. Cul-de-sacs will be opened to allow entry and egress only, final cleanup of shoulders and cul-de-sacs will not occur until after the storm ends. The Mail Center area and Clubhouse will be shoveled and plowed prior to mail delivery and school bus service, unless storm timing, duration or intensity prevents.
- **Manorhome and Patio Home Owners** – Driveways and walkways will be plowed and shoveled after the storm ends, if occurring during normal operating hours. **Initial treatment should be expected during the first full eight hours of normal operating hours (8:30 A.M. until 5:00 P.M.) following a snow event. (Final clean up may take longer.)** During storm events with significant snow amounts, every effort will be made to keep Manorhome and Patio home driveways accessible. Vehicles must be moved when snow removal crews and plows are working in your area. Failure to remove vehicles will result in poor and delayed service. Owners are responsible for spot treatment of slippery areas – keep a bag of Quik Joe or similar material on hand.
- **Parking** - Failure to remove vehicles from community roadways (including shoulder areas) presents a hazard to other motorists and may result in poor and delayed service to all community members. Vehicles parked on community roadways and/or road shoulders where snow must be piled, will be subject to towing and default assessments starting with a \$100 minimum fine. **Violators (which will be posted with a notice) vehicles not moved from common area roadways/shoulders within thirty-six (36) hours will be towed, all charges for towing and storage will be at the vehicle owners expense.** (Deed Book 1895 Page 756 – Section 4.17 Abandoned, Inoperable or Oversized Vehicles) **This includes access/auxiliary roads.**
- **Privately Plowing Contractors** - Contracted snowplows are not permitted to plow snow onto Club maintained roadways or neighboring property. Homeowners are responsible to advise their contractors and will be subject to fines if their private contractor fails to remove snow from roadways and road shoulders.

Dealing with winter storm events is a daunting task. Snow and ice treatment can only mitigate dangerous conditions created by bad weather. Despite the greatest of efforts, **roads will become slippery and dangerous. Those who choose to drive in the community do so at their own risk, and should exercise extreme caution.**

The community speed limit under normal conditions is 25 MPH. As road conditions deteriorate, driving speeds should be reduced accordingly. Ensure your vehicle is equipped for winter driving, including snow tires with good tread, proper tire pressure and extra weight if necessary. When possible, avoid travel until final cleanup measures have been performed. Listen to local radio and weather stations for road conditions, business and school closings. For emergencies, call 911.