



# The Colorado Property Management Group Inc.

ACCREDITED ASSOCIATION MANAGEMENT COMPANY®

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## MEADOW HILLS IV CONDOMINIUM ASSOCIATION SNOW & ICE MANAGEMENT GUIDELINES

JANUARY 2019

LandTech Landscape & Maintenance is the snow and ice management contractor selected by the Meadow Hills IV Board of Directors to provide these services for the 2018-19 season.

Services usually begin at the conclusion of each snow event when the accumulation reaches two or more inches as determined by the contractor and Association Manager Lynda Reifman at CPMG.

In a multi-day storm, the contractor will attempt to reach the community and provide some access during the storm.

Shoveling, plowing and ice melt application are charged on a time and materials basis. Ice melt may be applied in a granular and/or liquid form.

There will be storms that do not quite leave two inches. In order to prevent accidents, a crew may be dispatched to check the community, especially the north facing areas, to see if services are required.

In the last three years, ice management has been necessary more than shoveling and/or plowing due to the nature of the storm and the freeze/thaw pattern from day to night hours.

Experience has proven that the dollars spent in preventing accidents are minor compared to million dollar judgements awarded for slip and fall injuries.

These preventative measures and the self-help ice melt buckets in your community are considered by insurance carriers at the Association's policy renewal.

Comments and concerns regarding these services must be called into Association Manager Lynda Reifman at 303-671-6402, ext. 16 within 12 hours after each storm for corrective action to be taken.