

Date: July 14, 2022 **FINAL**
To: Cougar Ridge Homeowners
From: Cougar Ridge Homeowners' Association Board of Directors
Subject: **SNOW PLOWING POLICY**

Purpose:

To establish a policy that defines when and how snow plowing can occur in our neighborhood. The roads in Cougar Ridge are public roads. The County is responsible for the upkeep, maintenance, and liability of all their roads

Background:

Thurston County Public Works policy for winter and storm response explains that: "Crews maintain a fleet of plows, anti-icing trucks and graders in preparation for significant weather events including snow, ice and windstorms. Priority is given to major arterial roadways and secondary connecting roads." This statement is also from the Thurston Co. Website: "As the Primary roads are completed (in each area), the crews begin work on the Secondary roads. ***We do not plow subdivision, private roads, or driveways.*** Our plows do not begin to work on the roads until one inch of snow has fallen."

This policy burdens many neighborhoods whose roads do not meet this standard, including Cougar Ridge. Recognizing this burden, the County's policy to not allow plowing on their roads is coupled with the fact that they "do not police" unauthorized plowing.

This policy reflects an acceptable approach for Cougar Ridge to hire a snowplowing service to clear the roads.

When and how can snow plowing occur?

Each winter snowfall events and amounts vary - there is no one formula that can fit every situation. The need to utilize snow plowing will be determined by the Cougar Ridge Board. The Board will proactively engage with the community before, during and after snowfall events as appropriate. The determining factors will be the estimated amount of snow on the roads, the estimated length of the storm, as well as the forecasted temperatures.

When the Board determines the need for snow plowing, as set by the guidelines of this policy, an email will be sent to all lot owners giving the dates and times, if known. The plowing will occur on all roads and cul de sacs in Cougar Ridge. If at all possible, vehicles should be removed from the roadway. If there are cars blocking the cul-de-sacs, the driver may not have room to plow.

Individual driveway access will not be a part of this contract – the berm created by the plowing will be each lot owner's responsibility.

Can Cougar Ridge lot owners independently hire a contractor to snow plow?

Lot owners are allowed, at their own expense, to individually contract for ingress/egress at their property line as it abuts the road

Damage

Vehicles used for snow plowing carry the potential to cause damage to the road and surrounding infrastructure, which is why licensed, bonded and insured contractors are the only contractors allowed to plow roads in Cougar Ridge.

Should damage occur to the common areas or main roads in Cougar Ridge, the Board will work with the hired contractor to repair the damage.

Should damage occur by a contractor hired privately for ingress/egress to a property, the hiring lot owner will hold sole responsibility for all costs associated for damages.

Cougar Ridge is home to drains, ditches, storm water ponds and runoff receptacles, and common area landscape beds with curbs. During storm events these features can become plugged from melting snow, leaves and debris. Lot owners are requested-to help prevent flooding by clearing these clogged areas frequently.

For more information, feel free to call the Thurston County Public Works Director, Monday through Friday, 8:00 a.m. - 5:00 p.m., 360-867-2300.