

Montclair Snow Removal Plan

When the national weather service or local weather stations issue a winter storm watch or warning for snow or icing conditions the entire maintenance staff will be on **Stand-by** and must be ready to report on site at any time of day or night. When on Stand-by all maintenance members must be reachable by phone or pager and adjust their departure from their residences to ensure their arrival on site. The community service department monitors on-site snow accumulation and road conditions and reports them to the appropriate personnel.

Snow clearing will commence upon the accumulation of two inches of snow on maintainable roadways. The community service department will contact the Maintenance Director when snow accumulations reach one inch (1"). Either the dispatch or Maintenance Director will call all the maintenance staff members to arrive on site at a specified time for snow clearing or road treating. The snow removal procedures are set forth in Attachment One.

Clearing snow from VDOT maintained streets in Montclair is NOT the responsibility of MPOA. (VDOT maintained streets are identified in Attachment Two). The Virginia Department of Transportation (VDOT) clears the public streets and has its own method of prioritizing for clearing operations.

The Montclair owned streets and property to be cleared by the maintenance staff are as follows:

1. The MPOA office parking lot and walkways.
2. MPOA - owned streets (Also see Attachment Three): **Andrews Pl, Barger Pl, Beacon Hill Pl, Bishop Pl, Butler Pl, Chapman Pl, Corwin Pl, Devonald Pl, Duncan Pl, Fawn Pl, Greenfield Pl, Harmony Pl, Maybury Pl, Myrtle Pl, Nightingale Pl, Pleasant Hill Pl**, and the **eyebrows** on **Northgate Dr. and Waterway Dr.**

A sub-association's streets will be plowed, provided the sub-association has entered into a written agreement with MPOA in accordance with Article 5.7 of the Amended Declaration. (See Attachment Four for a list of sub-association owned and maintained streets). **Sub-association snow removal order contained in attachment four will be rotated with each snow event.**

The snow removal sequence for Montclair maintained streets and the streets of sub-associations with which there is a written agreement pursuant to Article 5.7 of the Amended Declaration, is set forth in Attachment Five.

Sidewalks will be cleared in accordance with Attachment Six.

The individual private property of a Montclair resident may not be cleared of snow under any circumstances by employees of the Managing Agent. Managing Agent employees are prohibited from entering any lot for the purpose of snow removal. With the exception of the parking area of the Southlake Recreation Association when an agreement is in effect, the MPOA is not responsible for clearing the parking bays of any townhome community, any commercial property located in Montclair, any property owned by the Montclair Golf, Tennis and Swim Club, any property owned by a developer or builder, or any civic lot number as defined by the Deed of Dedication or any VDOT roads. Due to its potential negative impact on the lake, no salt shall be placed on any road or parking lot surface by Managing Agent personnel. Salt may be used sparingly on sidewalks and stairs if safety considerations require it.

MPOA Maintenance Staff Snow Removal Procedures

Streets:

MPOA on-site maintenance personnel will commence plowing operations when snow accumulations reach a depth of two inches (2") regardless of the time of day or night. The plow operator shall make sure they have a fully charged/operating two-way cell phone in the truck when they leave the MPOA office. Each truck shall start at their respective starting point as identified on Attachment Five, and then plow each street in the order in which they appear for that respective truck or as directed by the Maintenance Director. Upon completion of each street, the truck operator shall report the completion of each street to the Maintenance Director or Community Services Director that street has been plowed. Snow clearing of all MPOA-owned street and sub-association streets shall be completed with the following conditions being adhered to at all times:

1. Clear snow from streets to curb to curb;
2. NO cleaning of individual parking spaces within sub-association parking lots;
3. NO piling of snow in front of or blocking access to,
 - FIRE HYDRANTS;
 - STORM DRAINS;
 - MAIL BOXES;
 - SIDE WALKS/ STREET RAMPS;
 - SCHOOL BUS STOPS;
 - DRIVEWAYS;
 - PARKING SPACES.

When clearing snow from streets, the operator should keep in mind the possibility of additional snow accumulation and the need to have a place to push/pile that additional snow. In order to accommodate additional snow, the operator should push all piles off the road as far as possible. Care should be taken in placing snow piles on grass areas, so as to not damage plow, truck, curb or turf.

Abrasives:

The application of sand to any street shall commence only when plowing operations are completed or as directed by Maintenance Director and on an as needed basis.

ATTACHMENT TWO

VDOT Maintained Streets
VDOT Telephone Number: 703-383-8368

Afton Ct	B 3H	Fairway Dr	F 7B	Peach Ct	F 6B
Ashgrove Dr	F 7B	Fallstone Pl	B 7D	Peppermill Ct.	B 4H
Autumn Ln	B 5F	Fisherman's Cove	B 4D	Pike Trail	B 7D
Avon Dr	F 8C	Garden Gate Ct.	F 5B	Pinecrest Ct.	F 5D
Barrington Dr	B 7E	Golf Club Dr.		Prestwick Dr.	F 9C
Battersea Rd	B 4D	Groveside Ct	B 6F	Renton Ct.	
Beachview Dr	B 4E	Hickory Nut Pl	B 3G	Rhame Dr.	B 6E
Beacon Ct	F 10E	Hidden Valley Ct.	F 10B	Ridgecrest Dr.	B 6E
Beaver Dam Rd	F 7C	Higgins Dr.	F 2C	Ridgewood Ct.	B 6F
Benson Ct.	F 10D	Hockersmith Park	F 9D	Rincon Place	B 3H
Boxwood Dr.	F 7B	Holleyside Ct.	B 4G	Shadow Oak Ct.	
Brandywine Rd.	F 8D	Holleyside Dr	B 2F	Shadow Woods Ct.	B 4G
Brawner Dr.	F 6B	Holly Hill Dr.	B 5F	Shady Knoll Ct.	F 9A
Breeze Way		Hopkins Dr.	F 5B	Sheffield Dr.	F 9B
Buck Ln	F 10E	Huntgate Dr.	B 3H	Silvan Glen Dr.	B 5E
Buckingham Ct	F 9D	Hyacinth Pl	B 4G	Silverleaf Ct.	B 2F
Bunker Ct.	F 6B	Ibsen Pl		Singletree Ln.	F 10E
Camellia Ln	B 1F	Iris Ln	B 5F	Skiff Ct.	
Camelot Ct.	F 9B	Kings Valley Ct.	F 10B	Skyline Dr.	B 5E
Candlestick Ct.	F 8B	Larchmont Ct.	F 6C	Southlake Blvd.	
Catamaran Ct.		Larkspur Ln.	F 5F	Southwood Pl.	B 6E
Cedar Knoll Ct.	B 4G	Laurel Ridge Rd.	B 5E	Spalding Dr.	F 5C
Cindy Ln.	F 8D	Lazy Day Ln.	F 11D	Spillway Ln.	F 7C
Clearwater Ct.	F 6C	Lindenberry Ln.	B 2F	Springbranch Blvd. (Up to WETA)	B 3G
Cliffbrook Ct.	F 8D	Live Oaks Ct.	B 2F	Sugarbush Ln	B 3F
Cliffview Dr. (Up to Nob Hill)		Loganberry Ln.	B 6E	Sunny Knoll Dr.	F 10B
Cogenberry Ct	B 4L	Marbury Ln.		Tallowood Dr.	B 2G
Cove Ln.	F 6B	Marlington Dr.	F 5B	Thistle Ct.	B 7D
Cranberry Ct.	F 7D	Maywood Dr.	B 2H	Tranio Ct.	
Crocus Ln..	F 9D	Melody Ln.	F 8C	Trisail Ct.	
Cypress Ct.	F 9A	Mimosa Trail	B 4F	Vista Dr.	F 11E
Dalebrook Dr.	F 10D	Moncure Ct.	F 5D	Waterway Dr.	
Dartmoor Dr.	F 9A	Moncure Dr		Wendy Ct.	
Deer Park Dr.	F 10C	Northgate Dr.		Willow Oak Pl.	B 3F
Dickerson Pl	F 10D	Olivia Way		Windward Ct.	
Dolphin Dr.	F 7B	Oriole Ct	F 10E	Wintercress Ct.	B 2G
Edgehill Dr	B 4E	Outlook Pl		Woodglen Ct.	B 3G
Edgewood Dr	F 9C	Paige Point Way	B 4L	Yorktown Dr.	B 5E

ATTACHMENT THREE

MPOA MAINTAINED STREETS

MPOA Building (including all paved areas and concrete sidewalks from Waterway Drive)

Andrews Place	F 6
Barger Place	F 6C
Beacon Hill Place	F 5C
Bishop Place	F 5B
Butler Place	F 5C
Chapman Place	F 5C
Corwin Place	F 5C
Devonald Place	F 5D
Duncan Place	F 5B
Fawn Place	F 5C
Greenfield Place	F 5B
Harmony Place	F 5C
Maybury Place	F 5B
Myrtle Place	F 5C
Nightengale Place	F 5B
Pleasant Hill Drive	F 5C
Eyebrows on Northgate Drive	
Eyebrows on Waterway Drive	

ATTACHMENT FOUR

Sub-Association Owned and Maintained Streets

Sub-association snow removal street order below will rotate with each snow event.

Southlake Landing

Backwater Ct. F 3B
Montview Dr. F 3C
Saltwater Dr. F 3B
Widewater Dr. F 3C

The Island HOA

Keswick Ct. B 4D
Royal Crescent Ct. B 4D
Timber Ridge Dr. B 4E

Southlake Cove

Barnacle Pl. F 2C
Beachland Way B 2D
Buena Vista Dr. F 2C
Ebbtide Ct. F 2D
Landsdale Pl. F 2C
Lands End Ct. F 1C
London Pl. F 2C
Marshlake Ln. F 2C
Port Washington Ct. F 2D
Sanibel Ct. F 2C
Seal Pl. F 2C
Southlake Rec F 9D
View Point Circle F 2C
Winding Creek Dr. B 2D

Northside Townhomes

Bridgeport Dr. B 2H
Maple Glen Ct. B 2H
Millspring Dr. B 2H
Sugar Maple Ct. B 2H
Oak Crest Ct. B 2H

Waters Edge

Beachwater Ct. B 2E
Inlet Pl. B 3E
Spring Branch B5E
Streamside Ct. B 3E
Waters Edge Ct. B 2E

Alexander Square

Alexander Place F 8A
Henderson Lane F 8A

Nob Hill

Cliffview Dr. B 7F
Jonathan Ct. B 7F
Kenton Ct. B 8G
Vals Way B 8F
Whisperwood Ct. B 8G
Windsong Ln. B 8F

ATTACHMENT FIVE

Street Snow Removal Sequence

TRUCK # 1

Waterway Dr. Eyebrows (4) **

WETA

- * Inlet Pl**
- * Streamside Pl**
- * Spring Branch Blvd**
- * Beachwater Ct**
- * Waters Edge Ct**

NORTH SIDE

- * Sugar Maple Ln**
- * Oak Crest Ct**
- * Maple Glen Ct**
- * Bridgeport Ct**
- * Millspring Dr**

ISLAND HOMES

- * Timber Ridge Dr
- * Keswick Ct
- * Royal Crescent Ct

NOB HILL

- Cliffview Dr **
- Windsong Ln**
- Vals Way**
- Kenton Cr**
- Whisperwood Ct **
- Jonathan Ct**
- Cliffview Ct **

ALEXANDER SQUARE

- Alexander Pl**
- Henderson Ln**

SOUTHLAKE LANDING

- * Saltwater Dr
- * Backwater Ct

TRUCK # 2

MPOA Streets

- * Duncan Pl
- * Greenfield Pl
- * Maybury Pl
- * Nightengale Pl **
- * West Beach Parking Lot
- * Corwin Pl**
- * Beacon Pl**
- * Myrtle Pl**
- * Bishop Pl **
- * Andrews Pl **
- * Barger Pl**
- * Butler Pl**
- * Fawn Pl**
- * Harmony Pl**
- * Pleasant Hill Pl**
- * Devonald Pl**
- * Chapman Pl

SOUTHLAKE COVE

- * Winding Creek Dr
- * Lands End Ct
- * Buena Vista Dr**
- * Beachland Way**
- Ebbtide Ct**
- * Port Washington Ct**
- * Sanibel Ct**
- * London Pl**
- * Barnacle Pl**
- * Seal Pl**
- * Landsdale Pl**
- * Viewpoint Cr**
- * Marshlake Ln**

SOUTHLAKE LANDING

- *Widewater Dr**
- *Montview Dr**

SAND TRUCK #3

*MPOA Office Lot
Northgate Eyebrows (3)
**Sanding Operations
throughout community**

Upon completion of the above designated streets, each truck shall return to the top of the sequence and repeat the order of street clearing in the event it is snowing during plowing operations.

* Indicates storm or roadside drains that drain to Lake Montclair.

** Indicates streets that are likely to be treated with sand.

ATTACHMENT SIX

Snow Removal on Sidewalks:

Snow clearing of sidewalks shall commence when and only when precipitation has stopped and in order as follows. Sidewalks which provide Montclair students with access to school will be given priority.

1. MPOA office sidewalks and steps;
2. Western side of Waterway Drive sidewalk, to Olivia Way. The sidewalks on both sides of Southlake Blvd shall also be cleared from Waterway to Buena Vista Drive.
3. Forest Park High school foot path, from street (Olivia Way) to the fence/school property line.
4. Waterway Drive, both sides, from Spring Branch Blvd. to Cliffview/Ridgecrest.
5. Waterway Drive, both sides, from Ashgrove to Monview.
6. Waterway Drive, both sides, from Cliffview/Ridgecrest to Ashgrove, and Montview to Southlake blvd.