

To: All Kenmure Residents

From: 2017 Kenmure Snowman

## **LIKE IT OR NOT, IT'S TIME TO PREPARE FOR WINTER**

Winter is coming and it's time to get ready. Given the unpredictable nature of winter storms it's not possible to anticipate everything that might occur during a snow emergency, but having an understanding of how Kenmure manages winter storms and taking a few basic common sense steps to prepare can ease the occasional misery that winter brings. During winter storm situations, the Kenmure Road Maintenance Committee (RMC) and Kenmure Security will use a coordinated plan to provide important information to all Kenmure Residents. This will include clearing Kenmure roads in a timely fashion, communicating road and driving conditions, and maintaining a safe driving environment.

## **ROAD CONDITIONS AND WHAT THEY MEAN**

If a winter storm occurs, Kenmure will utilize a color coding system to describe road conditions. This decision is made by the Kenmure Snowman in coordination with Kenmure Security.

**GREEN:** All roads open, good driving conditions.

**YELLOW:** Roads are wet, Packed snow or ice may be present in some locations. Drive with caution.

**ORANGE:** All roads are snow covered. Icy conditions in many areas, some may be impassable. You are advised to avoid travel until conditions improve.

**RED:** All roads icy, slippery, unsafe for travel. **ROADS ARE CLOSED!**

If road conditions are determined to be **Yellow** we advise if you must travel, do so with care on ice/snow covered areas, and anticipate that roads will be slippery in some spots. If road conditions are **Orange**, it means driving is treacherous due to snow on roads and icy conditions. Roads may be impassable especially on steep grades. When this happens we recommend residents delay travel and stay off roads until conditions improve. Residents entering the community are advised to proceed with extreme caution. When conditions are determined to be **RED**, residents only, may enter at their own risk and will be so advised by Security. In some situations, entry may be impossible. Only the snow removal contractor, emergency services, and KEI staff may enter.

## **PRIORITY OF ROADS**

Since it is not possible to clear all the roads at the same time, a priority system has been developed and is illustrated on the map on the next page. Red coded roads will be cleared first, before we move on to Yellow coded roads, then blue. The main objective of the prioritization of roads is to plow roads in an orderly fashion to allow emergency vehicles, if necessary, to get to every residence.



## **COMMUNICATION:**

Road conditions will be communicated by e-mail to everyone in the community using the Kenmure Alert Communication system. If the road conditions are **RED**, you will receive a phone call (between 7:00AM and 11:00PM), a text to your cell phone, as well as e-mail notification. For obvious reasons, it is imperative that KPOA has a current active e-mail address and phone number for your household. This information is handled through the KPOA office on Kenmure Drive. Road conditions during winter are also posted at the entrance to the Gate House. The current road conditions will also be available on the Emergency Hotline(696-8805).

## **SNOW REMOVAL GUIDELINES:**

Historically a 2"-4" snow fall takes 24 hours to clear all roads, 2 lanes wide.

A snowfall of 10"-12" obviously presents unique clearing problems and can take almost 4 days of plowing and spreading grit to get back to a very basic level of traffic flow.

The standard approach to clearing roads is to clear 1 and 1/2 lanes of the red coded roads before moving to the yellow, then blue coded roads. This approach is used to insure access by emergency vehicles to all areas.

It is Kenmure's present policy for mail box and driveway access to be the responsibility of the owner. With priority to getting roads open, plowing is done with as much speed as conditions allow. Snow plows will not attempt to plow close to mailboxes or driveway entrances because it really slows progress and increases the potential for property damages.

It is also policy that residents do not attempt to stop or confront the contractors. Getting in a contractor's way on an icy or snowy street is a safety hazard and a liability. Stopping to interact with contractors to ask questions prohibits them from getting roads plowed and treated in a timely manner. Questions or comments about the event should be directed to the Security Office.

## **LET'S GET READY FOR WINTER - A FEW HINTS:**

1) Having an agreement with a private contractor (service or an individual) for snow removal from around your residence is allowed and encouraged. Many landscaping contractors perform this service during winter storms. Your driveway, turn-in, sidewalks, and mail box are your responsibility. We will let private snow removal contractors in the community as soon as it is safe for them to access your home. Private contractors **WILL NOT** be permitted to enter the community if road conditions are Code Red.

2) The use of red safety reflectors is encouraged. Attached are the standards for reflectors from the KPOA Handbook.

### **Standards for Reflectors**

- Reflectors must be red in color.
- Reflectors must be a maximum of 3 inches in diameter, including frame.
- The stem should be no higher than 12 inches above the ground or grass.
- The stem should be 3/16 inch in diameter, must be breakaway, not set in concrete, and without rock or wood posts for support.
- Reflectors should be set a minimum of 12 inches from the edge of the road and be spaced a minimum of 15-20 feet apart.

3) If you do not have a generator, plan to have extra batteries, flashlights, candles, a safe indoor source of heat, and an alternate means of heating food. This is especially true if you become house-bound with no power. Please consider contacting a friendly Kenmure neighbor with an operational generator, for emergency situations.

4) For all Kenmure residents, a charged working cell phone is a must. Phone service usually survives most snow events, but that's not guaranteed. Other items to consider: a couple of good snow shovels, ice melt, warm clothing, a good pair of gloves, warm boots, extra supplies in the pantry, a good book, and a sunny disposition. Please plan on staying home during a snow event unless it is absolutely necessary to travel. Winters can actually be quite beautiful in Kenmure.

### **ADDITIONAL GUIDELINES:**

Winter storms, with snow and ice, can cause extremely hazardous driving conditions on Kenmure roads. It is impossible to keep all roads completely free of slick conditions. Even after roads are cleared they can ice up due to thaw/freeze situations where melting snow/ice have covered a road with water just before a refreeze. Sometimes a light rain during the day will turn to black ice after dark. Your best source of information regarding road conditions is the KENMURE ALERT system, or the Emergency Hotline. If a winter weather event has begun, and you have not received an alert from the Snowman, you may call the guard gate before leaving your home if you suspect slick road conditions. Always drive very slowly if you suspect slick conditions.

Best tip is STAY HOME. Frequently snow storms begin late in the day, or before dawn, a time when most of us are home anyway. With the Internet, the Weather channel, and available radar, it is fairly easy to determine when the snow might start. Don't leave home if forecasts indicate deteriorating conditions. If you must drive for business, scheduled medical procedures, or travel that cannot be postponed, please consider leaving before the storm hits and, if necessary, spend a night in a motel near your destination.

Be prepared with supplies at home. During the winter months, it is important to make sure you will have an ample supply of Medications. Please remember to also take care of pets.

When traveling during winter months, it is always a good idea to keep emergency supplies in the car at all times. Be prepared with extra clothing, blankets, and water. The right clothing and shoes can be a big help in case you have to walk through snow and slush.

Please be aware that a rear wheel drive vehicle without chains is no match for our hills when they have a coating of snow or ice. A front wheel drive vehicle is somewhat better and a 4-wheel drive vehicle is best of all. However, even 4-wheel drive vehicles have trouble on our roads, particularly on ice.

If you must drive, please plan ahead and choose the best route. Certain parts of Kenmure Drive, Tarnhill, Berry Creek, and other steep inclines are almost impassable during inclement weather. Again, the best advice is to **STAY HOME!**

Abandoned vehicles cause major issues for snowplows. You may not park a vehicle on the shoulder or right of way during inclement weather. Any such vehicle will be towed at the owners expense!

Common Sense, Patience, and good decision-making will make life easier for everyone during snow events. We will do our best to meet the needs of residents in a timely fashion. Timely updates should keep everyone informed of road conditions. Please do not call the security office just to get information on road conditions. Call only in case of emergency situations! Thank you for your understanding and cooperation.