

**VALLEY CLUB OWNERS ASSOCIATION**  
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**SNOW REMOVAL GUIDELINES**

The following are Association guidelines for snow removal for both the Private Roads (those owned by the Valley Club Owners Association) and Valley Club Drive (owned by the County). The below are guidelines only and it is understood that weather and seasonal realities may cause reasonable changes to when and how snow is removed. The President or Vice-President or Property Manager are expected to use judgement to authorize additional work, as outlined below.

The goals of snow removal within the Valley Club are to provide safe and convenient access to all homes and club facilities and to be commensurate with the level of homes within the Valley Club. Judgment calls as to whether or not to remove snow should err on the side of safety and convenience as opposed to cost savings or minimal work.

**Plowing of Private Roads**

Private roads will be plowed when reasonable, after snow accumulations is greater than three inches (the three-inch rule). During the plowing process, a section of the berm (wide enough to allow for the passage of a car) will be removed from each driveway. If possible, snow is removed early in the morning (4-6 AM) in order to allow for machinery to work without traffic.

Standard exceptions to the three-inch rule include the following:

- If there is less than three inches of snow but the snow has a high moisture content and the forecast calls for cold weather, snow will be removed to avoid freezing roads/slush/bumps.
- If there is more than three inches but the snow is very light and/or the forecast calls for warm weather, snow removal may be skipped. This type of scenario is rare but happens during very early/late season storms (October/late April, May, June).
- If there is more than three inches after 2 PM (and accumulation will not exceed five inches until after 11 PM), removal will wait until the morning.

Functions at the Valley Club: During evenings in which there are large functions at the Valley Club, snow removal will take place at three inches even if after 2 PM on Valley Club Drive and both Club View Drives

Widening of Private Roads – During large years, Private Roads may have to be “widened” by removing snow from the sides and pushing that snow into the right-of-way and/or using a wing. Such widening allows a space for removal during future storms. During widening, the Association will utilize its right-of-ways and will not be held liable for damage to improvements made on Valley Club Owners Association Property.

Grading – Grading of the roads to make them smooth by removing compacted snow which causes serious bumps/ruts may be necessary from time-to-time. This is normally required during December/early January in years where there is a lot of snow and not a lot of sun/warmth to help melt/remove compacted snow. When to grade the roads will be the decision of the President or Vice-President or Property Manager.

Clearing of Slush – During warm afternoon when the sun is causing compacted snow on the private roads to melt and turn to slush, slush shall be removed in the afternoon. This is common practice 3x6 times/year.

## **Valley Club Drive**

It is understood that Blaine County is the primary snow removal provider for Valley Club Drive; however, the Association will remove snow from Valley Club Drive, if necessary. Typical scenarios include the following:

- Berms – A passage on each berm will be removed from those homes on Valley Club Drive to allow for access prior to private home removal of snow.
- Large Storms – during large storms when five plus inches of snow fall the Association will remove snow from Valley Club Drive. This will typically happen when the storm starts in the early afternoon and accumulations are over five inches prior to the evening (when the county normally comes out to plow).
- Grading – Valley Club Drive will be graded, as necessary, per the grating guidelines above.
- Clearing of Slush – Valley Club Drive will have slush cleared, as necessary, per the guidelines above.
- Wind Blown Snow – Often, after a storm, wind will deposit large amounts of snow of Valley Club Drive. Such snow will be removed.

Snow removal from Valley Club Drive is done as a courtesy, not necessity, and the Valley Club Owners Association will not be held liable for any snow removal decision on Valley Club Drive.