



Crescent Ridge Property Owners Association

www.crhoa.com

Snow and Ice Removal

This policy is intended to outline snow and ice removal from the roads in Crescent Ridge. The roads in our community are considered private streets and are not maintained by the City of Raleigh or North Carolina Department of Transportation. Therefore all maintenance, including snow and ice removal, for the 1 mile of roads in our community is the responsibility of the Homeowners' Association.

In North Carolina, we commonly experience short lived winter weather events with temperatures remaining below freezing. Due to this, oftentimes Mother Nature does a much more effective job clearing streets than clearing equipment and materials.

Treatment and clearing of ice and snow can quickly become an expensive burden to the community, not only due to the equipment and materials needed to remove the ice and snow, but also the damage this equipment can cause to our streets. The community must balance the safety of the transportation within the community as well as the minimal return on the expense of clearing our streets.

How you can help

- Be prepared. As North Carolinians, we know that winter storms disrupt school and other services. Be prepared with provisions to last throughout the storm so travel is not required.
- Be patient. It will take time to clear the streets. Every storm is different which can make clearing operations difficult. From past experience, our streets were clear before Tryon Road and other large facilities. Just because our roads are passable, doesn't mean that is consistent throughout the area.
- Exercise extreme caution in driving on a snow packed or icy street. Only travel if you have to, and understand that you may be placing yourself or others at risk.
- It is noted that some residents voluntarily help the HOA by clearing snow from the mailbox station and adjacent sidewalks. This effort is greatly appreciated.

Snow and Ice Clearing Policy	MAILING ADDRESS Crescent Ridge Property Owners Association c Community Association Services, Inc. Attn: Emily Carey, Property Manager PO Box 99149 Raleigh, NC 27624	CONTACT Phone: 919 878 8787 Fax: 919 376 8800 crescentridge@talismgmt.com
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Snow/ Ice Clearing Guidelines & Policy

Roadways

Pre-Treatment

Pre-treatment, which is the application of salt prior to a weather event, should only occur when precipitation is forecasted to begin in a frozen form (snow, sleet or freezing rain) AND the asphalt surface temperature is at or below 32 degrees at the beginning of the frozen precipitation event.

Snow

Due to the variations and implications of the amount of snow and the temperature, three classifications have been established:

Minor Snow Event:

A snow event between 2-6 inches in which roadway temperatures are anticipated to rise above freezing within 12 hours after 2 inches of snow has accumulated on the road surface.

Action:

No removal will occur. Rising temperatures will be more effective than snow removal equipment. If re-freezing is anticipated, apply salt only to the areas shown in Figure 1.

Moderate Snow Event:

A snow event between 2-6 inches in which roadway temperatures are NOT anticipated to rise above freezing within 12 hours after 2 inches of snow has accumulated on the road surface.

Action:

Push snow on all streets once precipitation has stopped.¹ Salt may be used as appropriate, but no more than twice per 24 hour period. Sand may be mixed or substituted if temperatures are anticipated to fall below 20 degrees.

Major Snow Event:

A snow event greater than 6 inches in which roadway temperatures are NOT anticipated to rise above freezing within 24 hours.

Action:

Push snow on all streets once snow depth is over 4 inches.¹ Pushing during snowfall is permitted. Salt may be used as appropriate, but no more than twice per 24 hour period. Sand may be mixed or substituted if temperatures are anticipated to fall below 20 degrees.

¹ Snow should be pushed/ piled to the lower side of the road to prevent continual snow melt from running across the travel lane and re-freezing.

Ice/ Freezing Rain

Minimum criteria for roadway treatment of freezing rain should be 0.2”.

Minor Icing Event:

An icing event of 0.2 inch or greater in which roadway temperatures are anticipated to rise above freezing within 12 hours after the start of freezing precipitation.

Action: No removal will occur. Rising temperatures will be more effective than ice removal material. If re-freezing is anticipated, apply salt only to the areas shown in Figure 1.

Major Icing Event:

An icing event of 0.2 inch or greater in which roadway temperatures are NOT anticipated to rise above freezing within 12 hours after the start of freezing precipitation.

Action: Salt should be applied to all streets. Sand may be mixed or substituted if temperatures are anticipated to fall below 20 degrees.

Sidewalks

The only sidewalks that will be treated during winter weather are the sidewalks around the mailbox area.

Pre-treatment may be used if the conditions are appropriate as described in the previous “Pre Treatment” section. Salt will be applied to these areas during the following events: Moderate Snow, Major Snow, and Major Icing.

Residents are welcome to clear sidewalks throughout the community.

Figure 1. “Problem Areas” in the Crescent Ridge Community that have known icing issues due to grade and or shading..

