

Snow Response Plan 2024-2025

January 10, 2025



SUDDEN
VALLEY

Snow removal is a high priority for SVCA

- The goal of snow removal is to ensure that residents and emergency services can get into and out of the community during weather events.
- SVCA focuses on clearing the most used roads first, giving access to the largest number of residents.



Snow Removal is Challenging!



Weather is unpredictable and can change quickly.



The appropriate snow removal tactics change based on the weather forecast and conditions.



Snow removal can be difficult or even dangerous, given the conditions.



Snow removal is costly; we want to keep the roads safe, but not to overspend.



Communication

- Throughout a weather event, updates on conditions will be posted to SuddenValley.com in the announcements section.
- In an extended snow event, updates on conditions and plowing progress will be posted to the home page of the website.
- A hotline has been established to make updates available to members without internet access; when we post a weather alert to the website, we will also record the update as a phone message on the SVCA Hotline: 360-746-7010.
- eBlasts will be sent when a serious weather event is predicted.

What should **YOU** do during severe weather?

01

If you are having an emergency, call 911.

02

If you see an issue on the roads, let SVCA know:

- After hours, report issues to Security: 360-319-8200
- During business hours (M-F, 9 to 4): call Admin at 360-734-6430

03

Make preparations to clear your driveway; keep in mind that plowing could affect your driveway entrance.

04

If you can't clear all the snow off your driveway, plain sand is the best thing to put down for traction; if you use de-icers, be aware they can melt and then refreeze.



Cars Left on the Roads

- One of the biggest challenges during a snow event is cars that are abandoned on the roads or at the mailbox clusters.
- Cars left on the road prevent SVCA from plowing and cause accidents when other drivers try to avoid them.
- Cars left at the mailboxes prevent SVCA from keeping those areas clear, leading to dangerous conditions for people trying to pick up their mail.
- To avoid getting stuck on the road, use the overflow parking lot across from the Gate 5 entrance.
- If you do get stuck, please **call Security immediately at 360-319-8200** to report your location, the make and model of your car, your phone number, and your property address.
- You must make your own arrangements for towing, but cars left on the road may be towed by SVCA if they are a significant hazard.

Snow Removal Plan

A white pickup truck with a snowplow attachment is clearing a snow-covered road in a wooded area. The truck is moving forward, pushing a large pile of snow to the left. The road is narrow and flanked by snow-covered evergreen trees. The sky is overcast, and the overall scene is a winter landscape.

MAIN (PRIMARY), SECONDARY, AND RESIDENTIAL ROADS HAVE BEEN IDENTIFIED; UPDATED MAPS ARE INCLUDED IN THIS PRESENTATION.

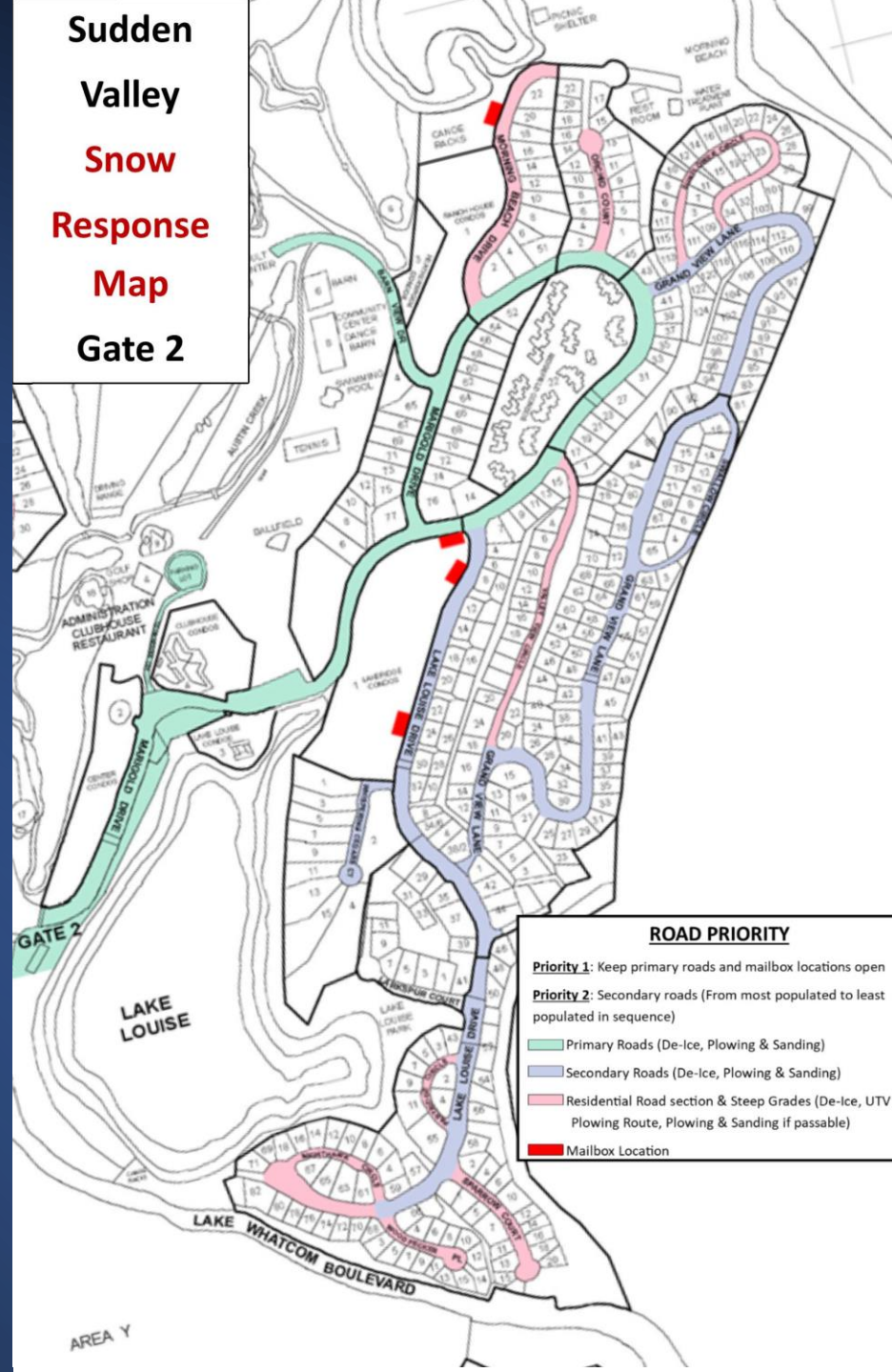
PRIMARY ROADS ARE CLEARED FIRST. SECONDARY ROADS COME NEXT.

RESIDENTIAL ROADS ARE CLEARED AS TIME ALLOWS.

GRAVEL ROADS ARE NOT PLOWED.

Snow Response Map – Gate 2 –

Sudden
Valley
Snow
Response
Map
Gate 2



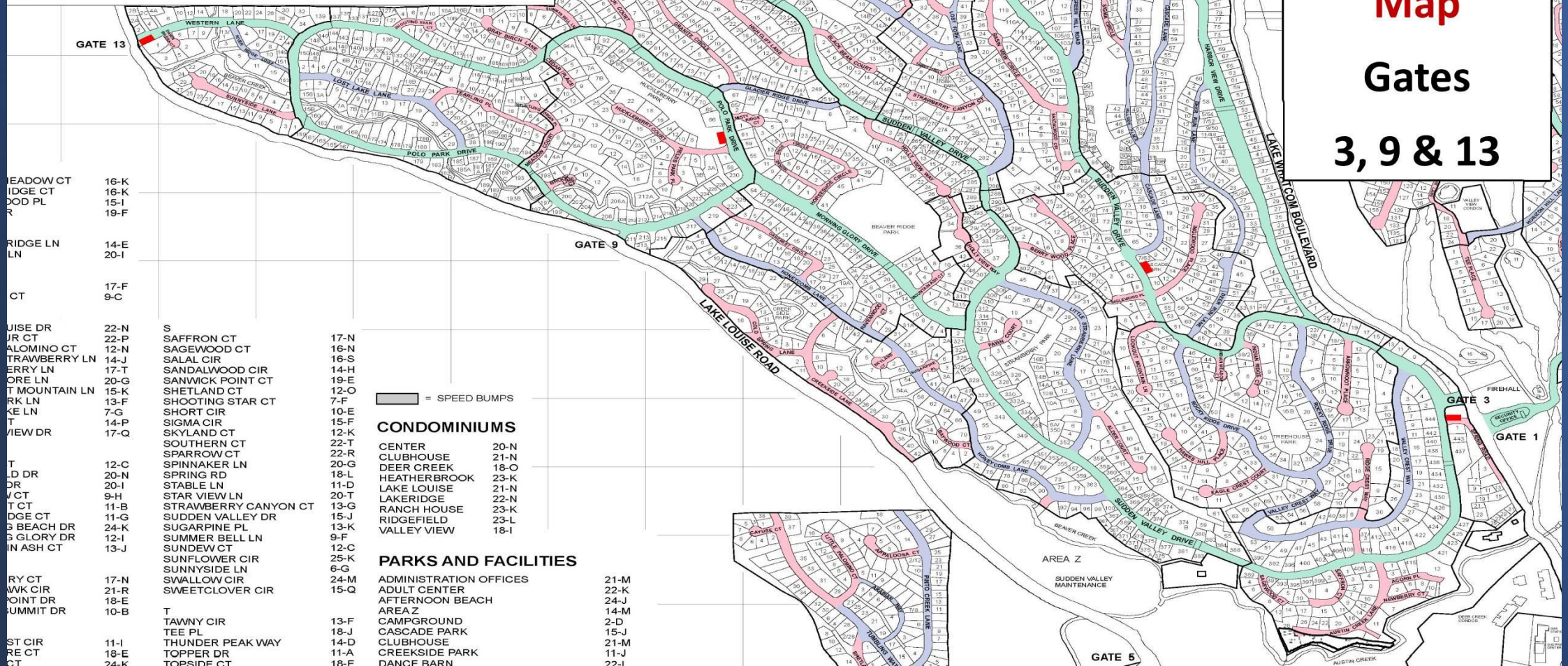
ROAD PRIORITY

Priority 1: Keep primary roads and mailbox locations open

Priority 2: Secondary roads (From most populated to least populated in sequence)

- Primary Roads (De-Ice, Plowing & Sanding)
- Secondary Roads (De-Ice, Plowing & Sanding)
- Residential Road section & Steep Grades (De-Ice, UTV Plowing Route, Plowing & Sanding if passable)
- Mailbox Location

Sudden Valley Snow Response Map Gates 3, 9 & 13



MEADOW CT	16-K
RIDGE CT	16-K
WOOD PL	15-I
	19-F
RIDGE LN	14-E
LN	20-I
CT	17-F
	9-C
UISE DR	22-N
JR CT	22-P
ALOMINO CT	12-N
STRAWBERRY LN	14-J
FERRY LN	17-T
ORE LN	20-G
T MOUNTAIN LN	15-K
ARK LN	13-F
KE LN	7-G
T	14-P
VIEW DR	17-Q
T	12-C
LD DR	20-N
DR	20-I
V CT	9-H
T CT	11-B
DGE CT	11-G
S BEACH DR	24-K
S GLORY DR	12-I
N ASH CT	13-J
RY CT	17-N
WK CT	21-R
POINT DR	18-E
SUMMIT DR	10-B

S	SAFFRON CT	17-N
	SAGEWOOD CT	16-N
	SALAL CIR	16-S
	SANDALWOOD CIR	14-H
	SANWICK POINT CT	19-E
	SHETLAND CT	12-O
	SHOOTING STAR CT	7-F
	SHORT CIR	10-E
	SIGMA CIR	15-F
	SKYLAND CT	12-K
	SOUTHERN CT	22-T
	SPARROW CT	22-R
	SPINNAKER LN	20-G
	SPRING RD	18-L
	STABLE LN	11-D
	STAR VIEW LN	20-T
	STRAWBERRY CANYON CT	13-G
	SUDDEN VALLEY DR	15-J
	SUGARPINE PL	13-K
	SUMMER BELL LN	9-F
	SUNDEW CT	12-C
	SUNFLOWER CIR	25-K
	SUNNYSIDE LN	6-G
	SWALLOW CIR	24-M
	SWEETCLOVER CIR	15-Q
T	TAWNY CIR	13-F
	TEE PL	18-J
	THUNDER PEAK WAY	14-D
	TOPPER DR	11-A
	TOPSIDE CT	18-F

= SPEED BUMPS

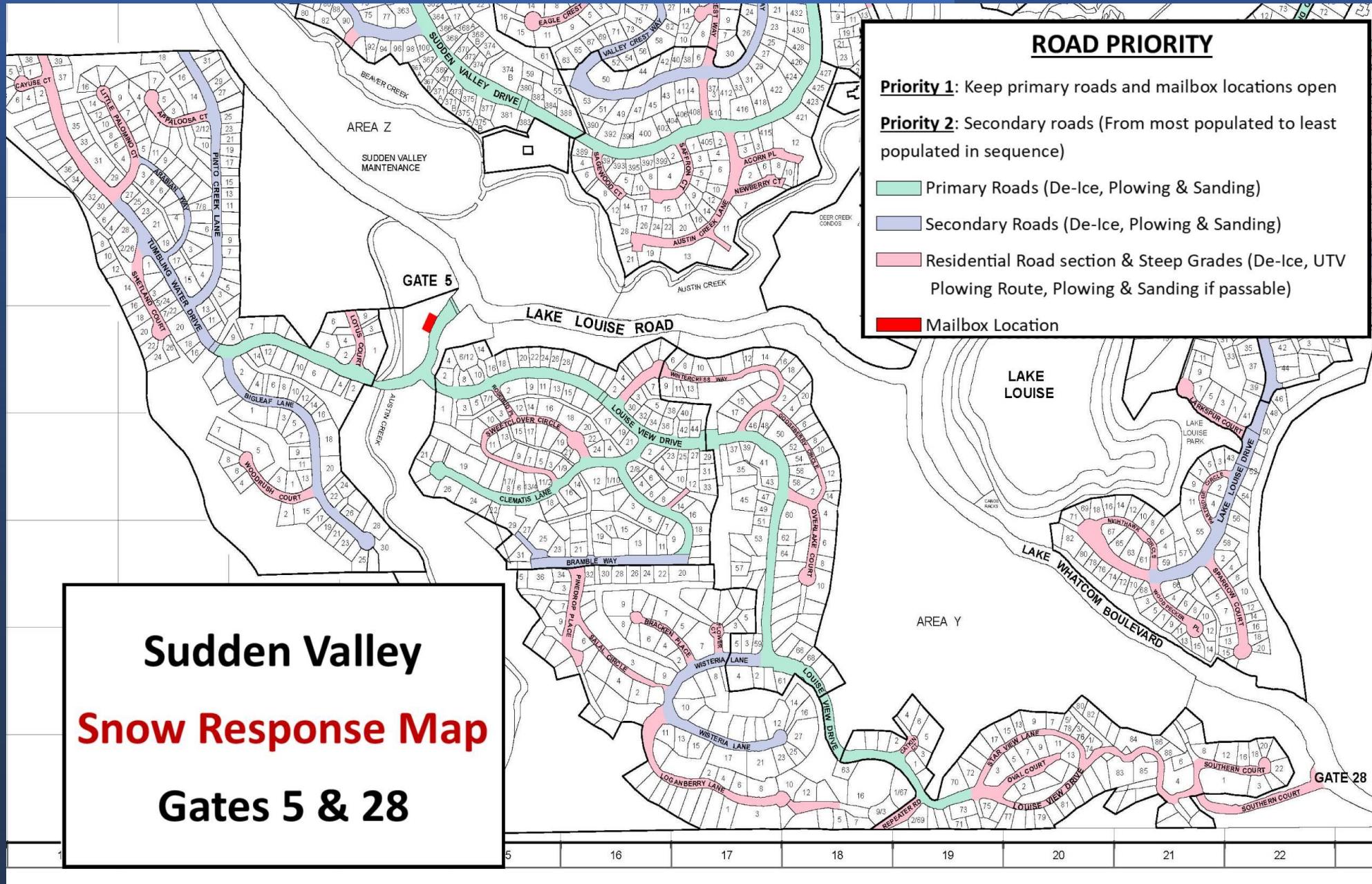
CONDOMINIUMS

CENTER	20-N
CLUBHOUSE	21-N
DEER CREEK	18-O
HEATHERBROOK	23-K
LAKE LOUISE	21-N
LAKERIDGE	22-N
RANCH HOUSE	23-K
RIDGEFIELD	23-L
VALLEY VIEW	18-I

PARKS AND FACILITIES

ADMINISTRATION OFFICES	21-M
ADULT CENTER	22-K
AFTERNOON BEACH	24-J
AREA Z	14-M
CAMPGROUND	2-D
CASCADE PARK	15-J
CLUBHOUSE	21-M
CREEKSIDE PARK	11-J
DANCE BARN	??-I

Snow Response Map Gates 5 & 28



Managing the Unpredictable

Monitoring

- Weather forecasts and road conditions will be monitored by the Maintenance & Facilities Manager and the Maintenance Foreman.
- After hours, Security will monitor road conditions and notify maintenance as warranted.

Staffing

- If a storm is forecast that has the potential to be an extended weather event, a plan is in place to have staff work alternating shifts to provide coverage.

Tactics

Anti-Icing

- An anti-icing brine will be applied prior to forecast snow and ice events to improve road conditions.
- Primary roads will be sprayed first, followed by secondary roads.
- The intent is to spray all roads prior to a snow event.

Plowing & Sanding

- When snow accumulates to a level that plowing is beneficial (usually 1" to 3" on the roadway, depending on conditions), crews will be dispatched to plow and sand primary roads followed by secondary roads.
- Roads designated as "hazardous" when snow-covered will be plowed using SVCA's fully-equipped UTV.



Equipment & Materials

- 6 trucks equipped with sanders and plows
- 1 truck set up for brine application
- 1 tractor set up for brine application and plowing
- 1 UTV set up for sand application and plowing
- Based on historical averages, an adequate supply of sand, salt, and brine is on hand for the start of the winter season
- We will purchase additional materials as room becomes available to store them.

Resources to Learn More



Whatcom County's Snow Response Plan:

<https://www.whatcomcounty.us/DocumentCenter/View/13354/SNOW-RESPONSE-PLAN>



Whatcom County's Snow & Ice Management Information:

<https://www.whatcomcounty.us/589/Snow-and-Ice-Management>



Emergency Management Division – How to Build an Emergency Kit:

<https://mil.wa.gov/kits>



SUDDEN VALLEY

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