



**SUDDEN**  
**VALLEY**

# Snow Response Plan

November 10, 2022

## Snow removal is a high priority for SVCA.

- The goal of snow removal is to clear the most significant roads giving access to the majority of residents. This also ensures that emergency vehicles have access.
- 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 “Weather Alert” 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 Weather Alert Hotline.
- eBlasts will be sent when a serious weather event is predicted.

## What should you do in severe weather?

- If you are having an emergency, call 911.
- If you become aware of an issue on the roads that SVCA staff can address, let us know:
  - After hours: report issues to Security: 360-319-8200
  - During the business day (M-F, 9-4) call administration at 360-734-6430
  - One big challenge is abandoned cars on the road; they are a serious impact to safety and must be towed. If you find yourself stuck on the road in your car, tell security the location, make and model of your car and your contact information. **YOU MUST MAKE YOUR OWN ARRANGEMENTS FOR TOWING!**
- Make preparations to clear your driveway; keep in mind that plowing could affect your driveway entrance
- If you can't clear all the snow off your driveway, plain sand is best substance to put down for traction; if you use de-icers, be aware they can melt and then refreeze.

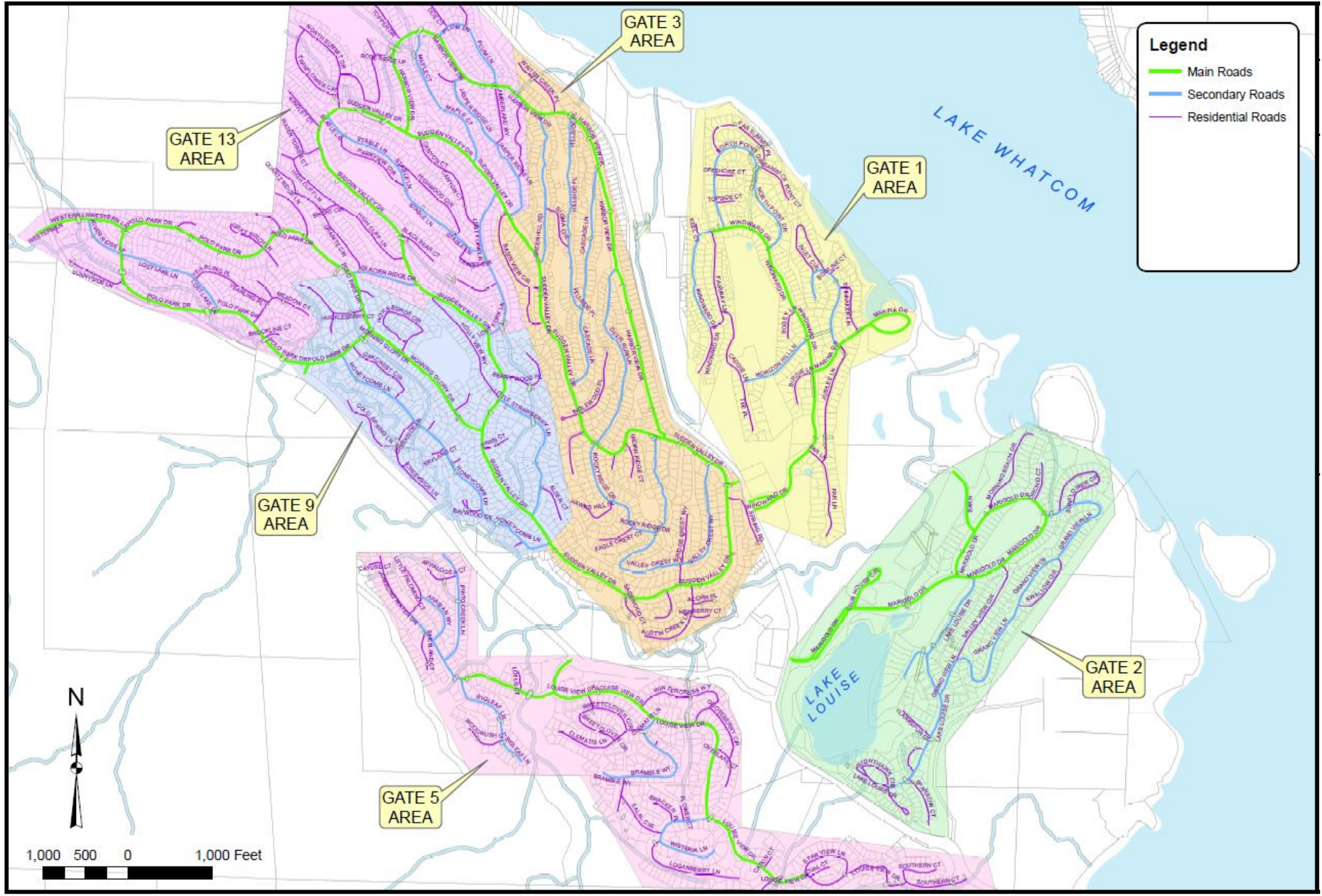
## Snow Removal Plan

- Main (Primary), Secondary, and Residential roads have been identified; an updated map will be posted to [SuddenValley.com](http://SuddenValley.com)
- Main (Primary) roads are cleared first. Secondary roads come next.
- Residential roads are cleared as time allows.
- Gravel roads are NOT plowed.



**Legend**

- Main Roads
- Secondary Roads
- Residential Roads



GATE 3 AREA

GATE 13 AREA

GATE 1 AREA

GATE 9 AREA

GATE 2 AREA

GATE 5 AREA



1,000 500 0 1,000 Feet

## Monitoring

- Weather forecast and road conditions will be monitored by the Maintenance Superintendent and maintenance staff
- 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.

## 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" – 3" on the roadway, depending on conditions) crews will be dispatched to plow and sand primary roads followed by secondary roads.
- Elite Landscaping is under contract to assist with both anti-icing and plowing of hard to access areas. A designated UTV route has been established for these roads.



## Equipment

- 5 trucks equipped with sanders with plows
- 1 truck equipped with a plow
- 1 truck set up for brine application
- 1 tractor set up for brine application and plowing
- Elite Landscaping: 1 UTV set up for brine application and plowing

## Materials

- Based on historical averages, an adequate supply of sand, salt, and brine are on hand for the start of the winter season.
- Suppliers have been identified for acquiring additional materials and a plan is in place to order supplies as we have room to store them.