

**Snow Removal Guidelines  
2023-2024**

<b>Community Name:</b>	RainDance Metropolitan District
<b>City:</b>	Windsor, CO
<b>Effective Season:</b>	2023-2024
<b>Date Policy Adopted:</b>	October 2023
<b>Snow Removal Vendor:</b>	ZGL – Zak George Landscaping
<b>Snow Removal Budget:</b>	\$60,000
<b>Snow Removal Map:</b>	Attached - Service includes common area sidewalks, eyebrows, trails, parks, mailbox kiosks and bus stops

**Snow Removal Guidelines:**

<b>Streets:</b>	<b>Town of Windsor</b> - <a href="https://www.windsorgov.com">Snow &amp; Ice Removal   Windsor, CO - Official Website (windsorgov.com)</a>
<b>Sidewalks:</b>	<b>Homeowner</b> - All snow removal and ice melt applications in front of and side of home is Owner responsibility. Snow and ice removal to be conducted within 24 hours per Windsor code.
<b>Driveways:</b>	<b>Homeowner</b> - All snow removal in driveways is Owner responsibility.
<b>Snowplow Services:</b> <i>(Walking Paths, Trails, Eyebrows, Parks, and Mailbox Kiosks)</i>	<b>RDMD</b> - Plowing is permitted from 6AM-10PM unless otherwise determined by the District. Accumulation between 1-3" will be cleared after the storm. With heavier storms, services will begin when the 3" threshold is met. <i>Owners are asked to use caution when entering these areas, especially during ice conditions or when dark. PTMD will apply ice melt to these areas as needed.</i>
<b>Ice Buckets:</b>	<b>RDMD</b> – Ice buckets are placed throughout the community to help control hazards, especially around mailboxes.
<b>Sub Associations:</b>	If you live in a sub-association (condo, townhome, etc), your respective HOA will handle the snow removal services for your neighborhood. RDMD handles snow removal in Metro District common areas. The Town of Windsor is responsible for handling services on the streets.

Please understand snow removal protocols are subject to change during major snow events and multiple visits may be necessary. Please remember the inherent risks associated with winter weather conditions in Colorado. Exercise particular caution when walking outside. Take extra care when walking on exterior staircases exposed to the elements.

[Snow Removal - RAINDANCE METROPOLITAN DISTRICT \(raindancemetrodistrict.org\)](https://raindancemetrodistrict.org)

## SCOPE OF SERVICES

When the snow accumulation is forecast between 1 inch and 3 inches, the contractor should wait until the end of the storm to clear the service area. This will result in minimal rework.

When the snow accumulation is forecast to be greater than 3 inches, the contractor may choose to begin clearing when the 3-inch threshold is reached. Large storms may require multiple plowings.

Blowing, drifting, or the presence of ice may result in the desire for the district to request snow removal services.

Snowplow activities are permitted from 6 am – 10 pm. Plowing snow between the hours of 10 pm and 6am is prohibited except when authorized by the Head of Operations or his designee.

Where possible, snow should be pushed and piled on turf areas. No snow may be left on any public road.

Mailbox Area Clearing – The trigger for contracted snow removal is 3 inches.

Eyebrows – Eyebrows may require an extra clean up pass after town snow plowing activities. The District Park Superintendent or his designee will direct the clean-up of the areas where the eyebrow and street meet.

The Town of Windsor will provide the primary snow removal service to the public streets within the districts. During some snow events, the private snow removal service will be triggered before the clearing of the public streets. Any additional work will be coordinated by the Park Superintendent.

All snow plowing and mailbox area clearing activities are required to be complete within 24 hours from the end of the snowfall (Town of Windsor Code).

The compensation will be based on time and materials used. Changes may be made to the snowplow map throughout the season to accommodate growth and development.