



## **DESCRIPTION OF WINTER SERVICES FOR TIDEWATER FARM HOA**

### **Common Areas:**

- There will be a response to every event in the Cumberland/Falmouth/Yarmouth area (even if that response is just to drive through the property to ensure that conditions are safe for travel).
- Marigold Ln and Heron Point Rd are to be plowed every 3 inches. This includes the paved access road to 22, 24 and 26 Marigold Ln that connects the driveways for these homes to the main roads as well as the extension of Farm Gate Rd that serves 11, 13 and 15 Farm Gate. Any plowing of Farm Gate Rd to be an additional cost.
- Snow pile locations on-site to be determined by the Board of Directors / Property Manager.
- A Mixture of Salt and Sand will be used to treat all paved surfaces (including driveways and walkways.) The goal will be to bring conditions back down to pavement or brick or other walkway material within 48 hours after every event.
- Final clean up begins at 9 AM the morning after storm has ended or within one hour after storm has ended if the ending is during the daylight hours.
- Multiple treatments of sand and/or salt and multiple trips to property to scrape roadways or walkways may be required. The standard will be to have all roads, driveways, parking areas, and walkways maintained to a level (directly following a storm) that reasonably allows for safe passage. This would include needing to come back and treat for refreeze issues, drifting, etc.
- Marker stakes to be installed by November 1st of each year.
- The three mailbox areas are to be cleared at the conclusion of each event.
- Fire Hydrants to be dug out as part of the final clean-up.

### **Individual Homes:**

- Driveways are plowed and treated (as needed for ice control) every storm. During large snow falls (6 inches or more) driveways will be cleared during the storm to prevent accumulation from rising above 6 inches.
- Fronts of Garage doors, and front steps are to be hand shoveled/snow blown and cleared from snow and ice after every event. All walkways and steps are cleared side to side. A path will be cleared to the pedestrian door to the side or rear of the garage for emergency egress.

**15 LONGWOODS RD. CUMBERLAND, ME 04021**  
**OFFICE: 207-878-1578 / FAX: 207-829-8388 / [lstlandscapinginc.com](http://lstlandscapinginc.com)**



### **Additional Information:**

- Paths to oil or propane fills, shoveling of the decks and roof raking are available services for an additional charge. Please contact LST ahead of time to arrange for these services. The on-site snow removal crew will not be able to accommodate requests for these services during storms.
- Snow removal and on-site snow relocation is not included with the contract. These services must be requested and approved by the board.
- During ice storms, particularly during the early winter months, our policy is to allow any snow, less than 4 inches, to remain on the ground until the freezing rain either stops or turns to all rain. The snow acts to absorb the freezing rain and usually allows safer travel than a clearly plowed lot which becomes ice covered very quickly. During an ice storm not preceded by some snow our sand trucks work continuously but usually have limited effectiveness until the freezing rain stops. If during a storm an emergency arises please notify our office and we will dispatch the nearest truck to respond.
- Plowing or sanding/salting of particular locations may not clear the area to “bare pavement” and that slippery conditions may continue to prevail even after plowing or sanding/salting. Customer understands that L.S.T. Landscaping Inc. assumes no liability for this naturally occurring condition.
- Reports of damage must be reported to the contractor within 30 days. Failure to report the damages constitutes a waiver and the contractor is released from liability. Speed bumps, protruding objects, and general scraping damage is expected wear and/or damage expected and contractor accepts no liability for these expected items.
- Plowing snow consists of pushing or back dragging snow, with a front mounted plow vehicle, off the side of the roadway and/or driveway areas and to the ends of the parking areas.
- Some parking spots may be needed for the stockpiling of snow, we make no guarantee whatsoever that all parking spaces will be available for parking.
- Icy or slippery conditions, hazardous or otherwise, caused by insufficient drainage, malfunctioning drainage, roof run-offs, frozen gutters, frozen down spouts, or poorly placed down spouts are not covered under this agreement, L.S.T. Landscaping Inc. will work with the property owners in any way we can, however these conditions may incur additional costs. If treatment of these areas will incur additional costs, the property owners will be informed before any work is done.

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