

Hello Pines Village Property Owners.

Snow season has arrived. Although far from our first snow this winter, the Pines Village POA Board wants to take this opportunity to remind everyone of our commitment to snow removal within the development.

Our snow removal policy is basically three-fold.

We plow when there is 8" of snowfall. This is based on the suggestion of our snow plower over the past two years and is the benchmark used by Spread Eagle.

Keep driveway entrances open. The snow plower removes the berm from driveway entrances, but does not plow parking spaces or driveways.

Snow plowing is not on demand. Snow is not always plowed in the morning. The snow plower usually waits until the snow has stopped to avoid having to make a second pass and generate additional costs for the development.

If owners want drives plowed, or parking spaces provided, they should arrange for the snow plower to do that before the winter snow season begins. Anyone requesting services in addition to items 1-3 above will be billed by the Pines Village Property Owners Association. This includes special requests for plowing the Pines Village roads before 8" of snowfall, or to leave in the mornings before the snowfall is complete.

We strongly suggest owners check the weather forecast before coming to the Village to avoid severe snow and weather, or at least be prepared for it. For example, the forecast for the last weekend was not good. In fact, the weather ended up being less severe than projected. If you come with a heavy snow forecast, please be aware that you may face delays in snow plowing in relationship to your personal schedules. Bring chains or cables for your car if it is not capable of getting through snow less than 8" deep.

Finally, we also ask everyone to please treat our snow plow providers with respect and kindness. Our snow removal folks are also our neighbors and they have been nothing but friendly and helpful since taking over operation of Pines Ranch. If you have an issue, put your concerns in writing and send them our Board.

Thank you.

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Vice President, Pines Village Property Owners Board

719-371-6879

rgemin354@gmail.com