



THE GREAT ISLAND SNOW COMMITTEE HOMEOWNERS GUIDELINES 2011 - 2012



(January 22-23, 2005 Blizzard at Great Island – “Digging out” in front of 32 Webster Reach)

November 1, 2011

Dear Great Island Residents,

On behalf of our Great Island Snow Committee, I want to take this opportunity to welcome you to our upcoming winter weather season in our beautiful, still growing community. As evidenced from the cover photograph in front of my home (the famous January 2005 blizzard), at times we do experience very severe winter weather conditions in our geographic region! While we did experience approximately half the amount of snowfall during last winter as compared to 2005, the greater frequency of snowstorms coupled with their long durations and mixed precipitation types still created very challenging winter weather conditions for all of us. Fortunately, we have a dedicated committee of resident volunteers working with Fairway, our winter services contractor, who strives to do their best, and sometimes under very trying weather conditions, to keep our roads and parking areas open and our homes safe and clear of snow.

The information contained in the attached Guidelines is based largely on Great Island's existing winter services contract/memorandum of understanding (MOU) agreement with Fairway, which lasts through April 2012. To help guide our residents, these Guidelines summarize our snow committee's/Fairway's winter services protocols and procedures including snow removal and sanding policies, how residents should communicate any snow removal concerns and property damage matters to designated committee members, and how to deal with emergency situations (health related) should they arise during a major snowstorm. As such, the attached Guidelines include contact information (phone numbers and email addresses) for all designated committee members who can be reached if any of these winter service issues happen to arise. As in the past, we have committee area representatives (captains) serving as your first line of contact for all routine winter services matters and questions. However, please also feel free to contact one of our vice chairs, or me, if you have any other specific questions or comments that pertain to our Great Island winter services. The Guidelines also address a number of routine snow removal questions and concerns that typically have been brought up by residents during past winters. Following are some initial considerations to help you plan and get ready for this upcoming winter:

- As discussed in these Guidelines, our existing contract does not require Fairway to sand (or ice melt) private residences. Therefore, it is up to individual homeowners to perform those actions whenever deemed necessary, or to make other arrangements ahead of time if they choose to do so.
- Please check your driveway and sidewalk areas for solar lights, decorative ornaments, and the like which should be removed temporarily for the winter to avoid potential plowing/shoveling damage. If you choose not to remove such items temporarily, please note the Great Island HOA or Fairway are not responsible for their repair or replacement if damaged from snow removal operations. Please also avoid planting easily breakable shrubs in those areas, or otherwise, plan to stake or wrap (burlap or nylon mesh netting) those existing shrubs to help minimize potential property damage from snow removal operations.
- Please also consider installing your own fiberglass snow stakes along the edges of your driveway and along one side of your walkway, especially where irrigation heads are located, to help minimize potential property damage from snow removal operations.
- As discussed in these Guidelines, area captains have volunteered to observe snow removal activities as well as to be your initial point of contact in the event a day-to-day problem or concern arises. We are very fortunate to have a great group of resident volunteers at Great Island! Please note that this year I have divided Great Island into four quadrants regarding our area captain street coverage to help simplify and improve overall communications during and following snowstorm events.
- Please understand that, to remove snow in a timely and economical manner, commercial production plowing methods are used. Roadway and parking lot icing conditions are monitored often by Fairway and sanding is done as needed. During a storm the main roads, secondary roads, and clubhouse parking area are plowed first, normally starting at one inch of snow accumulation. When the snow tapers off, the clearing of residential driveways, sidewalks, and other community areas begins. Additional snow removal sequence details are provided in these Guidelines.

Please take the time to read (and save) the attached comprehensive Guidelines to help optimize everyone's time and effort regarding winter services here at Great Island, and also to avoid unnecessary phone calls or emails.

Thank you,

Rich Rothstein
Chairman, Great Island Snow Committee
Home phone: 508-209-0442; email: rrothstein32@comcast.net

GREAT ISLAND SNOW REMOVAL POLICIES AND PROCEDURES

Resident Communications Protocol and Snow Committee Members (last updated: 11/1/11)

General Communications:

- **Committee Roster:** Approximately two dozen Great Island residents voluntarily serve on our snow committee in various capacities and responsibilities. The area captains, who are available to receive resident phone calls or emails to address specific Fairway winter services concerns and issues, are listed in these Guidelines with their phone numbers and email addresses. Committee officers include our chairman (Rich Rothstein), our vice chairmen (Paul Mueller, Alan Ansello, and Frank Montague), our secretary (Steve Davis), our treasurer (Bob Pickett), and our snow measurement coordinators (Rich Rothstein and Alan Ansello). Audrey Davis also actively supports the committee's communications functions and works closely with our committee's communications leads (Rich Rothstein and Hugh Ellis). Our committee's technical advisor (Walter Snarsky) supports the chairman, as needed. Our HOA advisory committee liaison for our snow committee is Barry Savill. Jeff Robinson (CCM) handles all invoice payments to Fairway. As you can see, some of our committee members have multiple responsibilities to help keep things running as smoothly as possible for all of our residents.
- **Contacting Protocol:** If a resident has a routine snow removal issue or concern (e.g., an icy roadway area that may need additional sanding, a blocked storm drain, snow not totally cleared from their property, etc.), the resident should first try to call their respective area captains. If a resident is unable to reach any of their area captains, they should then call their committee officers in the following sequential order: 1) one of the vice chairmen, 2) the chairman. The same calling sequence should be followed if a resident has an issue or concern for a common area location (e.g., a mail house or the clubhouse), but please try to first call one of the area captains that has jurisdiction for that location.
- **Additional Contacting Guidance:** Please note that individual committee members that you are trying to call may be unavailable or out of town from time to time, so you are better off to not leave a phone message or email with someone if you need to have something immediately addressed and resolved. Please remember to follow the committee member contacting sequence described above when you need to speak to a "real" person on the committee. Please also be mindful that the chairman needs to have his phone line (and email) clear as much as possible to facilitate communicating with other committee members and Fairway's field crew, especially during and following major winter snowstorms. Residents are not to call or email Fairway directly about any winter services issues; please rely upon your committee members to interface with Fairway to resolve any issues or concerns you may have.
- **Contact List Updates and Notifications:** Please remember that your neighborhood area captains are your initial contact points if you have any routine snow removal questions or concerns. Please refer to Audrey's monthly Great Island newsletters during the winter through early spring months for current area captain roster/contact information which may be updated from time to time. During major snowstorm events, particularly with rapidly changing weather conditions, the chairman routinely updates snow committee members of significant decisions being made, which also recognizes that Audrey will not always be available (onsite at the clubhouse) to do a community broadcast email on short notice.

Property Damage:

- **Reporting Property Damage Protocol:** If a resident has incurred property damage from Fairway's snow removal operations, they should file a damage complaint via email (preferred) or telephone to one of their respective area captains who will then inform Fairway and the chairman. When filing a complaint, please provide as much information as possible: name, street address, phone number, email address, date of damage occurrence (if known), and resultant damage and location on their property. The contacted area captain, after informing

Fairway and the chairman about the property damage, will then send a reply email to the resident that acknowledges receipt of the complaint. If a resident has not heard back from the contacted area captain within a few days (e.g., is unavailable or is out of town), the resident should then forward their original complaint to another respective area captain on the list to follow up.

- **Repair Timeframe:** Per the existing Fairway contract, unless property damage is significant and could create a hazardous condition affecting the livability of the home (e.g., garage door will not open or close properly), the resident's property will normally be repaired at the end of the snow removal season, i.e., during springtime. In this regard, Fairway will strive to complete its property repairs, e.g., to siding, garage doors, shrubs, lawns, and sprinkler heads primarily during the April – May timeframe. Fairway will notify the chairman as specific repairs are being performed to ensure they are being done in a timely manner and in accordance with the contract/MOU requirements. "Snowbirds" returning to their homes should report property damage to one of their respective area captains as soon as possible so that Fairway can schedule their repairs in a timely manner.
- **Sprinkler Head Flags:** During early spring, flags will be available at the Great Island clubhouse outside of Audrey's office for residents to identify the exact location(s) of damaged sprinkler heads directly caused from snow removal activities. Please make sure to first notify your area captain regarding such damage repair needs prior to placing flags on your property so that Fairway can be properly notified ahead of time that a repair will need to be performed. Flags should not be taken and used to mark damages to property other than to sprinkler heads.
- **Sprinkler and Turf Repairs:** Sprinkler head (and lawn turf) repairs will be performed during springtime as weather conditions become more conducive for performing such repair activities. Having your irrigation system water shutoff inside your home turned on at the time of sprinkler head repair will also aid Fairway in adjusting the spray angle and distance to its proper setting. Please also make sure to frequently water your turf repairs (grass seed and loam) to allow the new seed to germinate and grow.
- **Other Contracted Repair Guidelines:** Scrapes, chips, and other incidental damages on driveways or sidewalks caused by plowing operations are considered normal wear and tear. If Fairway's snow removal operations cause at least 50% damage to a shrub or tree (i.e., at least half of the plant structure is irretrievably damaged), then Fairway will replace that plant at the onset of its growing season.
- **Reimbursement for Repairs:** Our existing contract excludes Fairway from reimbursing homeowners for any snow damage repairs that are not performed either by Fairway or their subcontractors.
- **Reporting Damage to Common Areas:** Residents are also encouraged to report to their area captains significant property damage to common areas, especially near where they reside (e.g., damaged utility boxes, trees and shrubs, street signs, lighting fixtures, movement of large boulders, etc.). Report common area turf damage only if Fairway has inadvertently missed doing such a repair during the springtime since Fairway performs such a turf damage inventory at the end of winter.

Emergency Situations:

- **Please Note:** There is nothing in the Fairway contract that addresses interruption of Fairway's snow removal production for special services to individual residents on a routine basis (e.g. needing to get to work, needing to get to a doctor's or other appointment that could be easily rescheduled without resulting in a potential life-threatening emergency, etc.) In the past, Fairway has tried to be accommodating whenever the snow committee has asked for special services to individual residents, but we don't want to abuse the privilege.
- **Imminent Life Threatening Emergency:** Such an emergency is considered to be a serious health-related situation or occurrence that could be life-threatening, happens unexpectedly, and demands immediate action (e.g., suspected heart attack or other physical injury where the

resident needs to get to a hospital emergency room immediately). In such instances, the resident should be calling 911 for an ambulance or arrange to be driven to a hospital. Upon any of the committee's vice chairmen or the chairman then being notified by phone of such emergency situation, and if Fairway is already at Great Island conducting snow plowing activities, Fairway will be requested to clear the street and driveway area at that resident's location as soon as possible.

- **Potential Life Threatening Emergency:** An emergency is also considered to be a serious health-related situation or occurrence that could become life-threatening within that day, is not unexpected, and cannot be rescheduled by the doctor's office or hospital to another day. Upon any of the committee's vice chairmen (or then the chairman) then being notified by phone of such emergency situation, and if Fairway is already at Great Island conducting snow plowing activities, Fairway will be requested to clear the street and driveway area at that resident's location as soon as possible, especially if the snow is deep (more than 6 inches) and could present a delay or driving hazard.

Other Winter Services Standard Operating Procedures and Guidelines (last updated: 11/1/11)

- **When is Snow Plowed?:** Our contract is based on a per-inch fixed price; therefore, our HOA pays the same amount whether the roadways are plowed once or many times during a storm. Storm duration, wind conditions, snowfall intensity and snow consistency all affect the road plowing operations during a storm. Roadway snow removal will normally commence at the one-inch level and continue until the storm is over. However, especially prior to potential flash freezing weather conditions, Fairway may elect to plow roads and parking areas even if the snow or slush is less than one inch (as part of their overall sanding operations) to help improve pavement traction for safety purposes.
- **Pavement Plowing and Sanding:** Fairway is not expected to always be able to plow or shovel down to bare pavement at all times everywhere since attendant weather conditions may preclude that from being possible. Moreover, Fairway tries to exercise care when plowing to reduce unnecessary pavement wear while keeping the roadways cleared during and following a storm. With snowfalls less than one inch, roads and parking lot areas will be sanded, as needed, and whenever there may be excessive melting and refreezing weather conditions.
- **Plowing Sequence:** Roadways and the clubhouse parking area are continuously being plowed throughout a snowstorm. As snow tapers off with the ending of the storm, the resident driveways are plowed first, followed by the clearing of sidewalks, steps, mail houses, fire hydrants, and paved walking trails. Normally, resident driveways, sidewalks, and steps will also be cleared when accumulations equal one inch or more at the end of the storm.
- **Plowing Sequence Exception:** Please note that from time to time there may be certain adverse weather circumstances that can affect the snow removal sequencing from the safety and performance standpoints. For example, if rapid flash freezing weather is forecasted following a slushy or wet snowfall, it is often best to clear the walking trails (especially the hilly shaded locations) simultaneously with the homeowners' walkways. Under such circumstances, Fairway may use different crews with different equipment which will not affect timeliness of residential snow removal services, and thus, has no adverse impact regarding allocation of Fairway's resources.
- **When Homes Might Not be Plowed:** There may occasionally be varying weather circumstances (e.g., initially cold weather storm with minor snow accumulations of an inch or so) where the roadways need to be initially plowed for driving safety reasons, but the residents' homes will not be serviced because the weather forecast is for much milder or rainy conditions during that day which will melt and wash away any snow or slush accumulations prior to the next freeze-up. This is a judgment call which will be made by the snow committee chairman, in consultation with Fairway. (So, please don't try to second-guess the chairman here, who also happens to be a meteorologist!)
- **When Homes Might be Plowed (More Than Once):** Whenever mixed precipitation snow events are occurring where the precipitation changes from accumulating snow to sleet or rain

with the threat of then changing back to accumulating snow or possibly a flash freeze up, Fairway may elect to provide multiple servicing of residences and other common area paved locations (e.g., walking trails, mail house areas) prior to the tail end of the storm to facilitate the timeliness and quality of snow removal services. Under these circumstances, the chairman will be informed, and our HOA will not incur any additional billing related to the multiple servicing of these areas. The servicing of the specified areas detailed above will not adversely affect the normal routine servicing of the roadways and clubhouse parking areas as they will be continuously serviced throughout the snowstorm event.

- **Please Try to Remember:** Residents should not be contacting their snow committee members (or Fairway's field crew) simply to inquire about when their driveways, sidewalks, and steps will be cleared since Fairway's contract requires that such snow removal be rotated so that the same homes are not always being cleared first or last. Adverse weather conditions or other unforeseen circumstances can affect the timing and duration of snow removal activities, as well as the locations within Great Island where Fairway feels it is appropriate to commence with snow removal work at resident properties. Moreover, it is dangerous to try to talk to, interfere with, or distract the Fairway field crew who are operating their snow removal equipment, especially when visibility weather conditions are bad, since they may not be able to see or hear you. The Chairman has instructed Fairway's field crew to report anyone who may be distracting or interfering with their snow removal operations, and that resident will then be hearing directly from the Chairman in that regard. Remember, Fairway is not your own private personal snow removal contractor; they work here for all of us.
- **Walking Trails and Sand Barrels:** Please note: Use of walking trails is at residents' own risk. Our existing contract does not require Fairway to sand (or ice melt) the walking trail system. However, out of courtesy Fairway will place barrels of sand near hilly areas of the trails for residents to use on the walking trails as may be necessary. Please remember to return the sand scoop back to the barrel after each use. Please also remember to keep the barrels covered to avoid precipitation from getting in which can later freeze the (soft) sand and scoop. Sand from the barrels is not to be used for private residential purposes. Sand barrels should not be used to dispose of household trash or pet waste! Please contact your area captains if you happen to notice a barrel missing a scoop, or running low on sand.
- **Sanding and Ice Removal at Residences:** Our existing contract does not require Fairway to sand (or ice melt) private residences. Moreover, as noted above, Fairway is not expected to always be able to plow or shovel down to bare pavement at all times everywhere since attendant weather conditions may preclude that from being possible. Hence, the sanding and/or ice removal (including any deicing application) from driveways, sidewalks, and steps are the responsibility of the homeowner whenever deemed necessary, or the homeowner needs to make other arrangements ahead of time if they choose to do so. Sand and ice melting products can be purchased at hardware stores or larger department stores (e.g., Home Depot). Whenever applying ice melting products, please make sure to follow the manufacturer's application directions and guidance normally printed on the bag or container.
- **Additional Minor Snow Accumulations at Residences:** Snow showers, or the blowing or drifting of snow that causes some additional minor accumulations on residents' driveways, sidewalks and steps that occurs after initial clearing is not the responsibility of Fairway. Residents requiring additional shoveling services are responsible for making their own arrangements, or to do it themselves (including any sanding or deicing application as noted above).
- **Driving on Construction Roads:** Fairway has arranged with Pulte and PHLOA to do all of the plowing of Great Island Road and the Pulte model homes including the sales office parking lot areas and sidewalks. Clam Pudding extension from the power lines to Great Island Road and Great Island Road extending from Southward Trail to Beaver Dam Road are still considered by Pulte to be construction roads that will have large construction vehicles using those roadway connector segments at various times. Although Fairway will be plowing and sanding those construction roadway connector segments, please note you are still using them at your own risk. Also note: Fairway's contract with Pulte for the sales office and model homes area requires

snow removal services to be performed at all times regardless of snow accumulation amounts (e.g., model homes and parking areas may be serviced even with less than one inch of snow accumulation).

- **Snow Measurements:** Snow is measured by Fairway throughout a storm by taking an average of the measurements for at least the following three general locations -- one in the vicinity of the tennis courts, one near the mail house on Fox Hollow, and one near the Southward Trail and Clam Pudding area. Per Fairway's contract, Fairway is measuring the depth of snow that they are actually plowing for a given storm event. Fairway's snow measurements are then verified by the snow committee whose designated members are also taking their own measurements. Approved Fairway invoices are then submitted by our committee's treasurer to Continuing Care Management for payment.
- **Car Parking at Homes and Clubhouse Lot:** Please park all vehicles inside garages during snowstorms since unnecessarily leaving cars out in your driveway may delay the clearing of snow at your home. Empty driveways also allow Fairway to clear snow safely and to the best of their ability. If cars cannot be put in the garage (e.g., additional family member vehicles or visiting guests), you may leave them in the clubhouse parking lot furthest away from the clubhouse building and sidewalk areas (third section of the parking lot). Please also remember to contact Audrey Davis if a car is being left overnight (or longer) in the Clubhouse parking lot area (leave a phone or email message if she is unavailable). If the third section clubhouse parking area needs to be used at some point during the winter for snow relocation purposes, Audrey will advise where else your car can be parked (e.g., the second section of the Clubhouse parking lot). Under no circumstances should you utilize the first row for overnight parking as this area is reserved for day-to-day operations and resident parking when accessing the clubhouse.
- **Street and Lot Parking:** Since driveways will normally not be cleared until after the storm has ended, if you can please also avoid parking vehicles in the street when it is snowing as this could hamper Fairway's roadway snow removal operations (overnight street parking is not allowed at Great Island in any event). Please also avoid parking vehicles at the dead ends of streets and in other paved areas that are nearby to large snow piles to avoid hampering Fairway's snow relocation operations. Snow relocation operations may, at times, also involve the use of larger front end loaders and dump trucks, so please also exercise caution when driving or walking throughout the community in such instances.
- **Please Drive Carefully:** Please observe the speed limit of 20 miles per hour on all roads, and allow enough time to slow down when approaching roadway intersections that could still have packed snow cover or icy patches. When the roads are wet, icy, snow covered, etc. please go even slower, especially on the hills. Use caution and watch for snow removal equipment and personnel. Even with Fairway continuously plowing roadways during snowstorms, ice can quickly form, or snow can quickly accumulate or drift over plowed roadway sections especially during severe weather conditions, so please plan your driving routes accordingly if you need to be out and about.
- **Recycling During Snowstorms:** For those residents who are still using the small blue recycling totes (instead of the larger, more visible and durable 56 gallon covered recycling carts available from Allied Waste), we strongly advise residents to not put out their totes whenever plowable snowstorm conditions are expected or occurring. Snow plowing operations, especially during poor visibility or nighttime hours, could inadvertently knock over or damage the recycling totes, and litter your property and street area with your recyclables. Fairway and the HOA are not responsible for cleaning up any litter accidentally created from residential use of the small recycling totes during such inclement weather conditions. Please consider obtaining a larger, more visible 56 gallon covered recycling cart if you intend to recycle during the wintertime. (Unlike the totes, the larger recycling carts are also less prone to littering your neighborhood during windy conditions at all times of the year!)
- **Snow Stakes:** Snow stakes will be installed and removed by Fairway. If you see snow stakes that are broken or have been knocked down, please notify your area captain (or please feel free to be proactive and put the stake back into the ground or into the snow bank yourself). Last

year, Fairway used 2,500 new bright orange fiberglass reflective snow stakes along our roadways and parking lot areas to help improve driving visibility for both the winter services field crew and Great Island residents during snowstorms. Such new staking also helped to identify the edges of pavement surfaces being plowed to try to reduce the incidence of damage to trees and shrubs, turf, and irrigation system heads located next to the streets. Nevertheless, the severity and duration of the 2010 – 2011 winter season still contributed to the typical landscaping damages that often result from snow removal operations (which Fairway routinely fixes during the springtime).

- **Please be Patient:** Please understand that given the manner in which Pinehills/Pulte have laid out the narrow streets, homes, and common areas within our community, and depending upon the frequency and severity of snowstorms, at times there may not be enough land space available to put the snow: 1) during a storm, 2) immediately following a storm (cleanup), or 3) in-between storms (relocation). So, if we end up getting a very large snowstorm or a series of intermediate sized storms with little snow melt occurring in-between, our Great Island layout sometimes does not lend itself when it comes to addressing such snow plowing logistics. To this end, Fairway has been provided with updated community snow plow maps that identify numerous additional locations along the community roadways where snow could be piled/relocated as may be warranted from time to time. This should also help to reduce the incidence of large snow piles remaining at roadway intersections following storm cleanup.
- **Something You Need to Also Know:** I have included below the “Snow Removal and Landscaping Update for Residents – February 2011” Great Island community memo that was sent out to all residents during last winter which further clarifies and addresses such snow removal logistical considerations. This memo, which still applies, spells out the policies and overall conditions that the snow vendor is expected to work under and the rational for certain HOA design guidelines already in place at Great Island (please also refer to the Great Island District HOA Design Standards, October 2011 update that was provided to all residents on September 29, 2011). Please try to understand these snow removal constraints that we all commonly need to deal with given our community’s layout. I know that Fairway will continue to do the best they can at all times from my discussions with their winter services management team.

Snow Officer and Area Captain Contact Information (last updated: 11/1/11)

Chairman: Rich Rothstein, 508-209-0442, rrothstein32@comcast.net

Advisory Committee Liaison: Barry Savill, 339-206-5128, savbl@msn.com

Secretary: Steve Davis, 508-209-0385, stevedavi@aol.com

Treasurer: Bob Pickett, 508-209-0975, bobbickett44@gmail.com

Communications/Vendor Relations Leads:

- Rich Rothstein (primary), 508-209-0442, rrothstein32@comcast.net

- Hugh Ellis (backup), 508-209-0278, hellis@oreckhosp.com (weekdays), cellis3333@yahoo.com

- Walter Snarsky (Technical Advisor to the Chairman)

- Audrey Davis (Communications Support (community emailing), audrey.davis@delwebb.com

Vice Chairmen:

- Paul Mueller (primary), 508-209-0116, mueller20@verizon.net

- Alan Ansello (primary), 774-283-4008, alan_a@comcast.net
- Frank Montague (backup), 508-209-0308, frankmont@verizon.net

Area 1 Captains (Fox Hollow, Mint Sprig, Mint Sprig Mail House, Webster Reach, Madison Reach, Sky Reach, Little Island Road, Cross Wind):

- Ray Gaudreau (primary), 508-209-0680, rymnd_GDR@yahoo.com
- Gene LaRowe, (primary), 508-224-4244, larowez@gmail.com
- Hugh Ellis (backup), 508-209-0278, hellis@oreckhosp.com (weekdays), cellis3333@yahoo.com
- Bill Cicchese, (backup), 508-209-0531, globill5@verizon.net

Area 2 Captains (Champlain Circle, Miller's Joist, Misty Knoll, Great Pointe, Highbank Trail, Great Island Road Mail House):

- Richard Hatch (primary), 508-209-0386, mphatch1126@yahoo.com
- Paul Naughton (primary), 508-209-0573, 2naughtons@comcast.net
- John Rogozenski, (backup) 508-562-7090, johnrogo2010@comcast.net
- Joseph Curley, (backup) 508-681-5027, jpacurley@gmail.com

Area 3 Captains (Great Island Clubhouse, Canoe Landing, Valley Front, Southward Trail, Belltree, White Trellis, Crooked Walk, Cottage Cove):

- Dave Burns (primary), 508-224-1843, db1843@verizon.net
- Tom Magner (primary), 774-283-4133, thomasmagner@yahoo.com
- Jim Coleman (primary), 508-209-0763, annajimcoleman@verizon.net
- John Taglieri (backup), 508-209-9407, lydiatag@verizon.net
- Vernon Loveitt (backup), 508-209-0883, schnauzer21@msn.com
- Warren Hamilton, (backup), 508-224-7372, wdhambone@gmail.com

Area 4 Captains (Autumn Glen, Clam Pudding, Tenderwood, Picket Fence, Maplewood, Looking Glass, Weathervane):

- John DeMarco (primary), 508-209-2428, juggie1348@comcast.net
- Mike Mueller (primary), 508-224-4022, muellerrea@yahoo.com
- Sheila Morgan (primary), 508-209-2464, sheilaamorgan@comcast.net
- John Shagoury (backup), 508-591-7787, johnshag1@yahoo.com

- Dave Pender (backup), 508-209-0135, penderld@yahoo.com

(future streets: Shinglewood, Red Leaf, Horizon)

SNOW REMOVAL AND LANDSCAPING UPDATE FOR RESIDENTS – FEBRUARY 2011

General Guidelines for Snow Removal

The Great Island snow committee's 2010 - 2011 homeowners' guidelines clearly state that Fairway tries to avoid snow being plowed from the roadway areas onto a resident's property. Snow from driveways may need to be piled from time to time onto the abutting property depending on storm conditions and depth of snow being removed. Given the manner in which Pinehills/Pulte have laid out the streets and homes within our community, and depending upon the frequency and severity of snowstorms and amount of interceding melting, at times there is simply not enough common area land space to place snow. Snow being plowed in the streets typically gets piled up initially at the ends of streets or across from entrances to streets, prior to being removed/relocated to other designated locations when the piles become too large over time. Nevertheless, some plowed snow may still end up being placed on residents' property from time to time, depending on storm conditions and street layout.

Plant Replacement Guidelines

Please note that the Great Island advisory committee and board of directors have approved Fairway's contract to do what it needs to do in the interest of community safety while providing safe access to residences and common areas. As noted above, this means that, at times, snow may be plowed onto a resident's property (or common areas), with the understanding that any resulting damages to shrubs, bushes, and trees that were installed by the builder (Pulte) and located near the streets will be replaced per contract stipulations (i.e., 50% damaged meaning that at least half of the plant structure being irretrievably damaged at the time of its growing season). Any shrub, bush, or tree that had already been replaced per applicable Great Island District Design Guidelines also falls within this category. Please also note that most plants buried in snow are insulated and remain protected from the winter weather, and if left alone, will also come back fine after springtime has arrived.

Setback Areas on Residential Property

The Great Island District Design Guidelines include specific setback areas on residential properties whereby residents are prohibited from making changes (landscaping or otherwise) to protect open space, e.g., planting your own shrubs, bushes, and trees outside of the designated Private Area is prohibited. Therefore, the Great Island HOA or Fairway are not responsible for replacing damaged shrubs, bushes, and trees due to snow removal operations if they were placed by residents within the open space setback areas. Since the setback areas include 20 feet from the front street, 5 feet from the side property line, and 10 feet from the rear property line, snow may at times be plowed into those areas as discussed above. Additional details regarding setback areas are discussed in the "Guidelines for Great Island – Landscaping in Residential Yards" included in the documentation every resident receives from Pulte when moving to Great Island. Any additional questions you may have regarding setback areas should be directed to the design review committee.

Residents should refrain from contacting their snow committee or landscape committee members simply to complain about snow being piled from time to time on their property per the above guidance.

Thank you for your cooperation.

The Great Island Snow Committee
The Great Island Landscape Committee
The Great Island Design Review Committee
The Great Island Advisory Committee