

Stillwater Crossings HOA

Winter Newsletter

Dear Homeowners,

Here are some tips to make sure things go smoothly for everyone this winter:

- Please do not park on the finger streets or in the guest parking areas. The Plows will not plow the road if cars are parked in either spot.
- When parking on city streets please be mindful that plows and garbage trucks will be backing out of the finger streets and will need room to turn around.
- Please take all flowerpots into the garage during winter months. Keeping them on the sidewalks and driveways makes plowing and shoveling very difficult.
- Sand/salt barrels will be placed at mailboxes for homeowners to use. Please do not mistake them for trash cans and throw away unwanted mail in them.
- With holiday cooking and baking coming up, now is a good time to check the batteries in your smoke detectors and working carbon monoxide detectors.
- Please ensure your outside water shut off has been turned off to avoid any burst pipes this winter.

Snow Contract and Expectations

Snow Plowing:

- Open up: During periods of continuing snowfalls exceeding four inches, an open up plowing of private streets and parking areas will be completed prior to 7:00 am and/or 5:00 pm to allow for access to and from residential parking areas during periods of continuing snowfalls.
- Plowing: After snowfall has stopped and exceeds 1.5", a complete plowing of private streets, driveways and parking areas will be completed within 12 hours after the snow stops falling. During snowfalls exceeding 8" plowing will be completed within 24 hours. During snowfalls exceeding 20 inches, plowing will be completed as soon as possible.
- Clean up: Within 48 hours of plowing the entire property, snow missed due to parked cars and obstacles will be cleaned up one time. Cars that are in the way are responsible for clearing their own driveways.

Shoveling:

- Shoveling of walks, garage aprons within two feet of the garage door, mailboxes and fire hydrants will be completed within 18 hours after snowfall has ended and has added up to 1.5" or more.
- Homeowners are responsible and must clear their own sidewalks when snowfalls are less than one inch 1.5" to prevent an icy build up.

Homeowners Responsibilities:

- Homeowners will be responsible and required to remove snow from sidewalks when less than 1.5" inch falls.
- Snow that is not plowed due to obstacles or cars within the driveways is left to the homeowner to remove.
- Homeowners are responsible to remove ice on drives and sidewalks due to ice melting from roofs or any other sources.
- Snow accumulation due to sweeping of cars or house roofs is the homeowners' responsibility to remove it from paved surfaces.

***Please Note:** If you have a concern about snow and ice build-up at your home, please email Sara at Kingwood Management, sjenkins@kingwoodmanagement.com. If we send a vendor out to plow, and the amount of snow is below the trigger depth of 1.5", the homeowner's account will be assessed a service fee.

Christmas Tree Pick Up

- Christmas Trees are not allowed to be stored on patios. They must be removed to proper disposal/ recycling location per City of Stillwater guidelines.
- You need to call **Waste Management** to let them know you need a tree picked up; **952-890-1100**. They will pick up trees during the first two full weeks of January, only. Place the tree curbside on your regularly scheduled trash day, after you have called to schedule the pick-up.
- If your Christmas Tree is over 7' you are instructed to cut it in half.
- Do not put the tree in the trash, they then will not pick up the trash bin at all.

Holiday Lights and Decorations

- Lights and decorations **are permitted** on patios, trees, rock areas and shrubs immediately adjacent to your unit and entry doors. Lights may be clipped to gutters. Any lights or decorations must be attached so as not to pierce or damage siding, gutters, trees, or shrubs.
- Lights and decorations **are not permitted** on common areas of the property. No decorations may be placed on roofs or lawns. All damage caused by decorations, lighting or affixing them to the property is the responsibility of the owner.

- Exterior seasonal lights should not be left on overnight except on the day of holiday. Any questions regarding holiday displays should be referred to the Board through the Management Company.

Frozen Mailbox Locks

- Mailbox locks freeze up with thawing and freezing weather. The best solution is a lock deicer with a nozzle that you insert into the lock itself and then spray the solution directly into the lock. Another device that you can keep on your key chain. It has a prong and once it is turned on it heats up and you insert the prong into the frozen lock.
- We can send maintenance to come and help but the charge is \$47.00 per hour charged to the Homeowner, and will most likely, use one of these products to thaw the lock.

Ice Dam Removal

- Homeowners are responsible for ice dam removal and/or any damage that occurs to the roof/home due to ice dams.
 - a. Any ice dam removal must be done by a licensed and insured ice dam removal company and will require an ARC form.
 - b. Homeowners can use a snow roof rake to remove snow buildup from roofs above garages and front doors. Homeowners are responsible for any damage that may occur to the roof or vents.

Contact Kingwood Management

Please contact Kingwood Management with any questions, concerns, exterior maintenance issues, or requests. The fastest way to reach me is email: sjenkins@kingwoodmanagement.com
My direct number is 651.439.7812 ext. 400.

Thank you!
Your Board of Directors and Kingwood
Management