

General Snow Removal Policies for the Villas at Apple Creek

Updated February 2014

Please note that these policies may vary depending on specific weather conditions.

- Snow will be cleared for any single snowfall with more than one inch of accumulation.
- Snow removal will begin as soon as possible after the snowfall stops.
NOTE: Most snow contractors have a number of accounts so our community may not always be cleared first.
- In the event of heavy continuing snowfall, driveways and private drives will be made passable with a final cleanup after the storm ends.
- Windy days with drifting snow may require additional clearing. Homeowners should monitor drives in this situation and report problematic conditions to Pfefferle.
- Snow will not be cleared if accumulation is less than two inches and it appears that leaving the snow will not lead to ice build-up.
- Snow will not be cleared if the temperature, or forecasted temperature, will be warm enough to melt the snowfall away within approximately 24 hours.
- If prevailing conditions result in icing throughout the community, the HOA will request that the snow removal contractor apply ice melt. A “safe salt” will be used on concrete areas to minimize the possibility of damage. *See note below for more information about “safe salt”.
- It is recommended that homeowners acquire and maintain a supply of “safe salt” for what is considered typical icing that may occur on their walks and driveway. The HOA does not address occasional icing that may occur at a limited number of homes.
- Excessive and problematic icing will be addressed by the HOA on an individual basis and should be reported to Pfefferle.
- The public sidewalks in the community may be treated differently as they are subject to City of Appleton ordinances.

It is not possible for the management company or snow removal contractor to be aware of the snow and ice conditions throughout the entire community at all times, so please contact Pfefferle Management at 920-730-4284 to report any issues or concerns. Board members may also be contacted to report an urgent situation.

The HOA can arrange for higher levels of service, however, those changes would lead to increased costs and ultimately higher monthly association fees. The goal of the Board and management company is to balance providing a quality level of service in the most cost effective manner.

*Ice melters containing calcium chloride or magnesium chloride are generally considered safer for use on concrete than traditional rock salt because they remain effective at much lower temperatures which reduces the number of freeze-thaw cycles that can damage the surface of concrete.