

Winter Road Maintenance Ad Hoc Committee

Members: Craig Wicks, John Gesner, Jerry Arenovich

Committee convened following March 8, 2020 executive meeting. Due to Covid-19 restrictions, activity was delayed.

May – Courtesy conversation with current contractor (Colin Hughes) to inform him that we will be revising our winter requirements and will tender for new services in fall 2020. Colin provided very useful information regarding how other home-owner associations that he serves operate.

June 7 – Initial meeting held. Conducted tour of entire roadway to establish current conditions and identify areas to be targeted. It was noted that planned summer road maintenance (grading, protruding rock removal) will reduce surface runoff causing ice and allow for better snow removal. This information was relayed to contractor. Problems identified during 2019/2020 winter were reviewed. Main concerns were buildup of ice (esp. on hills) and frequency of plowing. Several options for improvement were discussed. Additional information to be gathered prior to next meeting in order to provide recommendations.

June 27 – Meeting to establish recommendations for revised winter maintenance. The following criteria are forwarded to the executive for review:

- Increased plowing frequency. Ice buildup primarily caused by packing of small snowfalls by vehicles and delays in snow removal. Recommend plowing be automatically triggered by significant snowfall (>4”) in New Ross (or equivalent). Recommend plowing inspection be conducted following several small snowfall accumulations totalling >4” when temperatures are cold enough for the snow to stay.
- Frequent and targeted sanding. Formal sanding of the entire roadway is very expensive and not necessary if snow removal is adequate. Recommend snow removal be performed using a 3/4 ton vehicle with front plow and rear broadcast spreader for sand (or equivalent). Single pass of sand to be applied to all hills during every snow clearing and inspection.
- Timing expectations. Snow removal to be conducted within 12 hours of the end of a significant snowfall (>4”).
- Tender considerations. Recommend that contract be awarded on hourly basis vs seasonal in order to minimize cost. Recommend a minimum 3 bidders be identified. Apart from Colin, K&S Chandler and MacAdoo have been identified as possible contractors. Sub committee will formally identify additional contractors once details have been finalized and approved by the executive.
- Review period. Recommend proceeding with these criteria for 2020/2021 season but closely monitor and document cost, #visits, adherence to contract, and membership satisfaction. Need for adjustments can be reviewed next year.