



## WINTER MAINTENANCE PROCEDURE

Dear Residents;

This letter serves as a short guideline to enhance communication and improve services to all residents. Boyd Property Maintenance Inc.'s winter services are provided with a goal of securing a safe environment during winter weather conditions. Winter weather is unpredictable. Snow clearing services are challenging and should be viewed as an emergency service and that is why during a continuous snow storm, we focus on keeping roadways accessible and parking spots when the snow storm is completed. Boyd Property Maintenance Inc. understands the difficulties involved in maintaining properties during winter weather conditions and will make every effort to achieve the best possible outcome. In order to do so we ask residents to familiarize themselves with this short guideline to ease the process.

### **Snow Clearing to facilitate clearing of parking areas:**

During a typical snow storm, our crews commence work in the early morning hours to ensure roadways are passable by 6:30 a.m. and sidewalks are cleaned by 7:00 a.m. (snow clearing, and sidewalk crews work independently and, as such, may not be on site at the same time). Clearing crews will return later in the day to clear empty parking areas. All vehicles must be removed from the parking areas in order to clean all parking spots efficiently between the hours of 9:00 am - 4:30 pm. If any parking spots are not cleaned, we continuously monitor the property and clear any required areas up to 48 hours after snow accumulation.

It is important to note that if one or two vehicles are not moved, the snow removal equipment may not be able to access single empty spots near these parked vehicles. Boyd Property Maintenance Inc. will not plow within 2 feet of any parked vehicles, equipment or other obstructions in parking areas or other areas being cleared in order to protect your vehicle. Please keep your vehicle out of the parking lot until all parking areas have been cleared. It is not effective to simply move your vehicle to another spot as you may simply block other areas which need to be addressed. It is crucial that vehicles are removed from the parking lot completely. This way we can remove the snow and quickly allow you to park your vehicle in your stall.

### **Ice Control:**

During ice rain fall, the material used to control the ice accumulation takes time to activate. Boyd Property Maintenance Inc. will apply ice control materials numerous times throughout ice rain accumulation. **DURING FREEZING RAIN FORECAST SIDEWALKS MAY BE SLIPPERY.** Caution should be exercised during freezing rain. BPM Inc. supplies salt boxes throughout the property for all property owners to use if needed.

Please note that there is a salt shortage this year. We will be using more of the salt/stone chip mixture which is the colour of sand. It still works the same way as salt.

### **Working Equipment Safety:**

The snow clearing equipment is bulky and unable to maneuver as freely as a small passenger car. Please be mindful of equipment and trucks that are in the middle of snow clearing.

***PLEASE KEEP A SAFE DISTANCE AWAY FROM ALL SNOW REMOVAL EQUIPMENT.***