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LAKE CUSHMAN

After recording return to:

Lake Cushman Maintenance Co.
3740 N. Lake Cushman Road
Hoodsport, WA 98548

Document Title:

Lake Cushman Maintenance Co. Board Resolution No. 2023-03 Adopting the Policy Relating to the Snow Removal Policy on February 23, 2023. *Replaces the Lake Cushman Maintenance Policy recorded under ANF 2003055 on February 12, 2013.*

Grantor:

Lake Cushman Maintenance Co.

Grantees:

Public

Lake Cushman Maintenance Company

POLICY RESOLUTION NUMBER 2023-03

Relating to the Snow Removal Policy

WHEREAS, Lake Cushman Maintenance Company (LCMC) provides maintenance to approximately 28.5 miles of asphalt paved roads and 23.5 miles of gravel surfaced roads throughout the Lake Cushman community; and

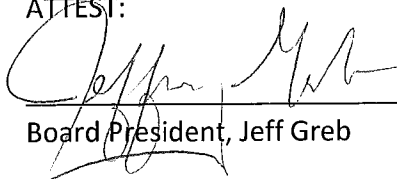
WHEREAS, LCMC has authority and the responsibility for the enforcement of provisions as identified with the LCMC By-laws, Articles of Incorporation, Covenants and other governing documents; and

WHEREAS, it is the goal of LCMC to maintain these roads in as safe a condition as possible during the winter months, depending on weather conditions, available budget, manpower and equipment; and

WHEREAS, LCMC has established winter maintenance guidelines to place priorities for snow and ice control;

NOW, THEREFORE, BE IT RESOLVED that the LCMC Board of Directors hereby adopts Resolution 2023-03 relating to the Snow Removal Policy as identified in Exhibit A within this resolution;

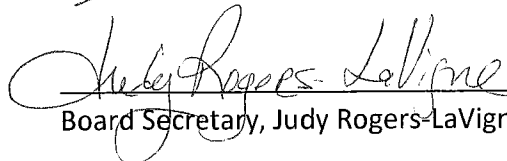
ATTEST:



Board President, Jeff Greb

2/24/23

Date



Board Secretary, Judy Rogers-LaVigne

2/28/23

Date

EXHIBIT A

Snow Removal Policy

PURPOSE

LCMC is responsible for the maintenance of approximately 28.5 miles of asphalt paved roads and 23.5 miles of gravel surfaced roads throughout the Lake Cushman community. During the winter months, LCMC makes snow removal and ice prevention a priority for the public works crews, with the objective of improving road conditions for the community.

However, there are several factors that always impact LCMC's ability to keep all roads free and clear of snow and ice (e.g., personnel, equipment, and dynamic weather conditions inherent with winter storms). Due to the nature of winter weather conditions, it is unrealistic to expect all roadways to be immediately clear of snow and ice.

Therefore, **the goal of LCMC is to maintain community roads in a passable condition for vehicles properly equipped for the environment. Furthermore, LCMC cannot guarantee that any road will be cleared within any timeframe or will be safe to travel.** Motorists are expected to adjust their driving practices in accordance with the weather and road conditions, and during extreme events LCMC encourages residents to stay home if possible.

For clarity and transparency to the residents of Lake Cushman, this policy has been developed to define LCMC's snow removal and ice prevention priorities in order to facilitate a passable road network for emergency vehicles, school transportation, and the motoring public. LCMC and this policy do not guarantee that any road will be cleared within any timeframe or will be safe to travel.

This policy and accompanying "Snow Removal Prioritization Maps" are intended to serve as guiding principles, rather than impartial constraints. LCMC officials reserve the right to adjust them to improve the efficiency and effectiveness of snow removal, traction improvements, and de-icing measures; and to accommodate for exceptional weather or special circumstances.

POLICY

The LCMC Snow and Ice Response Plan is a summary of LCMC procedures as they relate to snow and ice situations and how this Policy will be administered. Many sections of the Snow and Ice Response Plan require annual review and updating for potential revisions. The LCMC Public Works Manager and Operations and Maintenance team shall update the Plan annually using the following checklist and this policy as a guide:

1. Statement of Objectives and Priorities
2. Equipment - check for additions or deletions
3. Operations - review and revise procedures as necessary
4. Snowplowing routes - adjust maps as needed
5. Ordinances and Regulations - update as needed

SNOW PLOWING PRIORITIES

State Responsibility

LCMC will not begin snow removal activities until SR 119 is passable. This road is the sole responsibility of the Washington State Department of Transportation (WSDOT), and LCMC has no control over when it will be plowed. During extreme weather and in the interest of safety, WSDOT may suspend snow removal operations, until conditions improve.

LCMC Responsibility

LCMC's Public Works Department is responsible for snow and ice response activities within the public right-of-way, including snow removal, traction improvement, and debris removal for approximately 28.5 miles of asphalt paved roads, and parking lots.

Public Works will scale snow and ice response operations to the event's severity per the Snow and Ice Response Plan. The inventory of right-of-way and traveled roadways in Lake Cushman exceeds the available personnel, equipment, and resources needed to simultaneously address all potential winter weather impacts. As such, in consultation with Mason County Fire Department, and WSDOT, LCMC will prioritize services for roadways, considering access for emergency services, roadway classifications, and topography. LCMC has divided the roads which are their responsibility to manage into four separate priority groups, defined below. LCMC will maintain "Snow Removal Prioritization Maps," which highlight in separate colors which roads fall into each of these groups.

Public Works attends to priority one routes first. During continuous snowfall, priority one routes may require repeated snow and ice treatment before crews can work to clear priority two to four roadways. This approach aids emergency services and transit, school buses, and commuter traffic.

Note: Certain Lake Cushman areas and roads will not be plowed due to access limitations, available space, and/or other considerations. These areas include gravel roads, Lake Cushman East Side No. 1 / Dow Mountain, West Side No. 1, and West Side No. 2, Staircase, and the Anderson Booster Station. Roads that will not be plowed include Marine View Lane, Lake Front Loop, Antler Lodge Lane, and White Tail Trail.

- **Priority One – Emergency, LCMC, and Public Services Routes**

The first routes that will be plowed will be a minimal road network essential to emergency service vehicles. From the LCMC maintenance shop, trucks will clear principal division roads on the route to and from the Fire Station located at 240 N Standstill Drive to SR 119. The truck apron will also be plowed, and if possible, an area for responders to park their personal vehicles at the Fire Station.

LCMC crews will also prioritize clearing roads to provide access for resident emergency responders (such as the Fire Chief, Fire Lieutenant, firefighting, and EMS personnel, etc., who live within the Lake Cushman community). An attempt will be made to clear the roadway to these individual’s residences early in the plowing operations.

Note: Mason County Fire District #18 volunteer emergency responders may change over time. The LCMC Public Works Manager will work with emergency response officials (fire, medical, or law enforcement) and strive to maintain a current list of residents who have identified themselves as emergency response personnel. Priority One snow removal routes will be adjusted accordingly.

Lastly, LCMC and public service operations have also been grouped into this highest priority tier. These operations include access to the LCMC main office (located at 3740 N Lake Cushman Road), LCMC maintenance shop (located at 281 N Fairway Drive West) and select locations for public transportation and school bus stops or turnarounds.

- **Priority Two – “Arterial” Routes**

The next priority of snow removal will include major traffic volume roads and roads necessary to provide a minimal connectivity of roads throughout the Lake Cushman community. Typically, these roads serve a multitude of residents, connect numerous local dead ends or cul-de-sacs, or provide connections between divisions. These roads are considered the “arterials” of the neighborhoods. Priority Two routes may include any roads with exceptionally steep grades.

- **Priority Three – “Collector” Routes**

The third priority of snow removal expands the network of roadway connectivity, connecting more roads to the Priority Two “arterial” routes. These roads are considered the “collectors” of the neighborhoods, collecting longer dead-end roads and cul-de-sacs serving more than 10 residential parcels.

- **Priority Four – “Local” Routes**

The last priority for snow plowing will be the short dead-end roads and cul-de-sacs serving fewer than 10 residential parcels.

- **Gravel Roads**

As stated above, areas throughout the Lake Cushman community with gravel roads will not be plowed.

LCMC may implement road closures.

Liability

Snow removal is a considerable effort, especially considering LCMC's limited resources of equipment and personnel. Therefore, it is inevitable that private driveways will be blocked with snow "berms." These berms are the unavoidable result of snow deposited along the outside length of the plowing route. **It is each property lessee's responsibility to clear the berm at their own driveway approach or arrange to have it cleared by a third-party service**, in order to ensure the best possible use of Staff time in equitably opening up LCMC roadways for ingress/egress due to snowfall accumulations.

All private property installed, or inanimate objects located within Lake Cushman Division rights-of-way or ingress/egress easements will be the responsibility of the lessee, and the lessee assumes all risk for damage to such items. Such items include, but are not limited to, shrubs, trees, grass or ground cover, décor, vehicles, etc.

Snow removal crews cannot reasonably control the deposition or drift of snow and roadway shoulder materials from the plow into roadside ditches or landscaping. LCMC will not be responsible for damage to any privately owned shrubs, trees, grass or ground cover, yard décor, etc., located in the right-of-way or easement due to materials inadvertently cast to the edge of the traveled way.

Vehicles parked too close to the roadways, and which may interfere with snow removal operations, may be towed by LCMC at the lessee's expense. LCMC equipment should not be used to push or pull any stranded or blocking privately owned vehicle unless specifically authorized by the LCMC Public Works Manager or his/her designee.

LCMC will repair or replace those mailboxes damaged due to direct contact with snow plowing equipment. Replacement mailboxes will comprise of generic, standard size, metal mailboxes mounted on a 4" post. Property lessees who install decorative mailboxes in the right-of-way or easement will do so at their own risk.

Note: No privately owned property will be plowed, unless specifically agreed to by LCMC and will be prioritized after all LCMC community use roadways.

POLICY TRACKING SHEET

Name of Proposed Policy: Snow Removal
Originator:

Actions Taken

Date:	Action
12/16/2022	Reviewed and accepted by the Public Works Committee
1/19/23	Sent to the Board of Directors