

BALANCED BOOKKEEPING & COMMUNITY ASSOCIATION MANAGEMENT
C/O RETREAT HOA • P.O. BOX 25952 • COLORADO SPRINGS, CO 80926-5952
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Retreat at Rockrimmon Homeowners Association, Inc.

December 4, 2010

To: RRHOA Owners & Renters

From: RRHOA Board of Directors

About: Snow Removal Rule

Dear Residents,

As we begin the new year and the new budget, the Board reminds residents of the community's rule for snow removal and asks for your cooperation. It is the community's rule to have our landscaper deploy his workers to remove snow from our sidewalks and driveways when the snowfall exceeds two (2) inches and the snow has stopped falling, or is about to stop, or when snowdrifts are problematic. Streets will be plowed when snowfall exceeds four (4) inches. (See Rules and Regulations, Snow Removal 9.1, 9.2, 9.3.)

9.1 Our contract states snow removal on the interior sidewalks and driveways will commence when accumulations exceed 2"; the streets will be cleared based on the amount of snow received and the weather conditions. We have requested that the snow removal firm monitor the forecast and not start until snow has stopped falling. Homeowners are responsible for snow and ice removal on their driveway and sidewalk when accumulations are less than 2". There will be instances that the Board will make a judgment call should circumstances dictate such as drifting from blizzards.

9.2 Stockpiling of snow may be necessary when a high volume of snow is received. The subcontractor shall endeavor to keep as many parking spaces available as possible, recognizing that locations for stockpiling are limited due to landscaping and other amenities within the common areas.

9.3 Sand or ice melt may be used by the homeowner as deemed appropriate on his own property.

We ask for your understanding and encourage those of you who want snow clearing of lesser amounts to arrange for it individually. Last year we forwarded information from TJP Enterprises on how individual residents can use their snow

removal services for lesser amounts of snow. We repeat that offer for you now.

Sincerely, Tom Montgomery,
President
RRHOA Board of Directors

Cost of additional snow removal

For our residents who want snow removal under the 2 inch mark, our landscape contractor TJP Enterprises is willing to provide it at a cost to those residents (owners or renters) who request it.

TJP will charge \$45.00 an hour (minimum one hour) to come to the Retreat. The total cost of a visit will be divided among those residents who choose this service. Total time involved will depend on number of homeowners who sign up and amount of time necessary to do the job. The larger the number of sign-ups, the lower the cost.

Additional service is an issue only on those days the HOA does NOT call for removal. If the snowfall is under 2 inches, TJP will come to the neighborhood only for those on his sign-up list. TJP Enterprises will do the billing directly to residents. The HOA will not be party to this arrangement and any further communication will be between residents and TJP Enterprises.

Here's how this will work

Interested homeowners: Contact our Property Manager Kristie McKitterick and ask to be put on a list for additional snow removal. If snowfall is less than 2 inches, TJP will automatically come to your home and shovel snow on driveway and sidewalks. To be cost efficient, at least three residents need to sign up before TJP offers the service. You will be notified of the number of residents who have signed up and the approximate cost to you before the list is finalized.

SIGN UP NOW IF YOU WANT THIS ADDITIONAL SERVICE

Kristie McKitterick Office: 593-9811. Email
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