

Snow in Solterra

Snow in Solterra for 2022

When it snows in Solterra, there are multiple organizations and guidelines to remove snow from the streets and sidewalks. In summary, these are the conditions:

- For Remington Patio Home owners: Advance HOA Management will generally clear snow from walks, steps, sidewalks and driveways when the depth typically reaches 4 inches, unless further snow is expected, then they will wait until the snow is over. Streets will be plowed per the Lakewood snow plan.
- For Fossil Ridge Metro District property, including Townhomes and private W Evans Pl: Sidewalks will be plowed when the snow depth is **2/4*** (see definition below) inches or greater. The private W Evans Place and Townhome alleys will be plowed when the snow depth is 8 inches or greater within 72 hours after the snowfall.. Note: If the snow is predicted for more than the amounts indicated above, plowing will not occur until the storm has ended.
- The Retreat parking area and sidewalks are cleared even when there is a trace amount of snow.
- For all other Solterra homeowners: Sidewalks must be cleared of snow within 24 hours of snow ending by the homeowner. Public streets will be plowed per the Lakewood snow plan.
- For public streets accepted by Lakewood: Lakewood has a comprehensive plan for snow removal. S. Indiana Street is a Priority 1 street, so it will be plowed before any other street in Solterra. Collector streets, school zones, hilly residential streets and shopping areas are Priority 2 & 3. Dead end and cul-de-sacs are plowed only when snow depth seriously impedes vehicle mobility and melting is not forecast to occur quickly.
- For unaccepted streets: Brookfield will plow some of the unaccepted streets on the west side of Solterra when the snow depth is 8 inches or greater.

Snow Depth Definitions

In the early fall, snow usually melts quickly as the ground is warm, and the temperatures are generally warmer than the mid winter. In winter, since the temperatures are low, the snow may last longer before melting. In the spring, the sun is higher and the temperatures warm up quickly, and thus the snow also melts quickly.

Fall - Sept , Oct:	4 inches
Winter - Nov through Feb:	2 inches
Spring - Mar, Apr:	4 inches

For these reasons, the snow depth for clearing varies according to the following schedule:

In the following descriptions, a snow depth of **2/4*** indicates the above schedule.

When are my streets and sidewalks plowed?

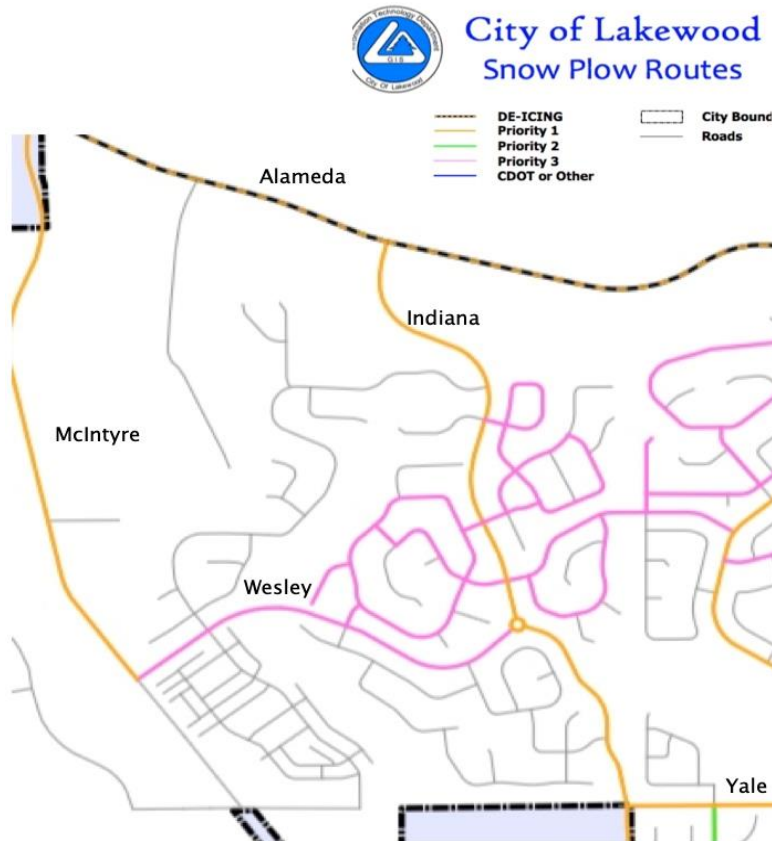
STREETS - CITY OF LAKEWOOD SNOW PLAN:

For the streets that have been accepted by Lakewood, City crews begin plowing and sanding Priority 1 streets when snow begins to accumulate on the pavement. After the Priority 1 streets have been adequately cleared, crews move to Priority 2 & 3 streets.

City crews work around the clock until the snowfall has stopped and all priority streets have been plowed and sanded to an acceptable level.

Priority routes are routinely plowed and sanded during each snowstorm. Sanding provides traction and is normally done only at intersections, on hills and curves or in specific problem areas.

Once all Priority 1, 2 and 3 streets are adequately cleared, other residential streets are plowed when



snow depth seriously impedes vehicle mobility and melting is not forecast to occur quickly.

To view and download the complete Lakewood Snow Plan map, [click here](#). Lakewood web site for Snow: <http://www.lakewood.org/SnowPlan/>

FOR SIDEWALKS AND OTHER ROADS:

It depends where you live;

For Remington Patio Homes:

The snow removal guidelines call for clearing snow when the depth reaches 4 inches. The Solterra Patio Homes Homeowner Association Board members make the call for removal based on snow depth at various places throughout the Community. It is possible to measure 3 inches in one spot and 5 inches in another. The forecast is also taken into consideration. For example, if a deep freeze is expected and the snowfall has not reached four inches, the HOA may call for snow removal. When a snow pattern lasts over a period of days we may have to call the crews back more than once during the snowfall. On the other hand, if we have a snowfall that accumulates in the four-inch range and the forecast calls for warming temperatures, snow removal may not be done at all because the snow may melt by the time the crew arrives. When snow removal takes place, crews may start work as early as 2:00 a.m. in order to get things cleared by the time most residents leave.

Advance HOA Management, provides the contractors to remove the snow on the walks, driveways and sidewalks. If you have questions or concerns, please contact one of your HOA board members or Paden Brown at (303) 482-2213 x 286.

The streets will be plowed per the City of Lakewood Snow plan: <http://www.lakewood.org/SnowPlan/>

For Townhomes

The crews will plan to clear the sidewalks when the snow depth is greater than $2/4^*$ inches and the snow is predicted to stop. They usually will not start until the snowfall is predicted to end. The crews may start early in the morning after the snowfall and may come back if there is significant drifting. Sidewalks and walks to the steps are plowed/shoveled, residents are responsible for their steps. If the snow depth is 8" or more, the Townhome alleys will be plowed within 72 hours after the snowfall. Residents may have to clear a path through the wind-rows to their garages. Snow is pushed to the end of the alley and is not removed. Note: If the storm is predicted for more than the amounts indicated above, plowing will not occur until the storm has ended.

The District provides the contractors to remove the snow on the sidewalks, alleys and pathways on District owned land. If you have questions or concerns, please contact CRS at (303) 381-4960.

To see a large map of the contracted snow removal map, [click here](#).

The public streets will be plowed per the City of Lakewood Snow plan: <http://www.lakewood.org/SnowPlan/>



For the Private street, W Evans Pl:

The District will have the sidewalks plowed when the expected snowfall is $2/4^*$ inches or greater. If the snow depth is 8" or more, the street will be plowed within 72 hours after the snowfall. Note: If the storm is predicted for more than the amounts indicated above, plowing will not occur until the storm has ended.

For all other homeowners in Solterra:

Snow removal of the all sidewalks adjacent to homeowners 'homes are the homeowner's responsibility. If there is a mail box kiosk adjacent to homeowners 'property, the snow removal around the mail box is that homeowner's responsibility. Homeowners must pile the snow in their yard, and

not in the street. There are some mailboxes that are on District property and the District is responsible for snow removal.

Lakewood Municipal Code requires all sidewalks to be cleared of snow 24 hours after the last snowfall. Call the Public Works Department at 303-987-7975 to report a sidewalk that has not been cleared.

The streets will be plowed per the City of Lakewood Snow plan: <http://www.lakewood.org/SnowPlan/>. Call 303-987-7950 or visit Request Lakewood.

For Fossil Ridge District property:

Sidewalks along the major feeder roads and within the open spaces are generally on District property, as is the Retreat and the Townhome walks. The crews will plan to clear the sidewalks when the snow depth is greater than **2/4*** inches and the snow is predicted to stop. Typically they will start at the Retreat area, then W Evans Place (Private), then the townhome area (Wesley, W Baker & Orion Cir), then work on S Indiana, W Iliff and W Wesley. The next areas are the sidewalks on District cul-de-sac areas, internal parks and paths and finally the tributary sidewalks. They usually will not start until the snowfall is predicted to end. The crews may start early in the morning after the snowfall and may come back if there is significant drifting on upper Indiana and the tributary paths. If the snow depth is 8" or more, the Townhome alleys will be plowed within 72 hours after the snowfall.

The full Snow Plowing map is shown here: [Snow Plowing District Property](#) (Orange is **2/4*** inch trigger, Blue is 8 inch trigger). The Retreat parking area and sidewalks are cleared even when there is a trace amount of snow.

Note: If the storm is predicted for more than the amounts indicated above, plowing will not occur until the storm has ended. If you are concerned regarding snow removal of District maintained property, please contact CRS at (303) 381-4960.

The streets will be plowed per the City of Lakewood Snow plan: <http://www.lakewood.org/SnowPlan/>

For Active construction areas (Brookfield Residential homes) and Unaccepted streets:

Because some streets have not been accepted by the City of Lakewood, Brookfield has contracted to plow the streets when the snow depth is 8 inches or greater.

If you have questions or concerns, please contact Brookfield at 303 790 6331.