

Information for Seahurst West Addition Community Members

A Board Meeting was held last night, Thursday November 3rd, to discuss the Project Manager's plans for managing the snow expected this season.

The Board, and the appointed Project Manager, have the responsibility and the authority to maintain the Road, Drainage and Common Lots as they see fit, within the agreed budget.

Previously the Board contracted with Seattle Snow to prepare the road for snow to minimize impact (apply chemicals to the road) and to remove snow when necessary.

This arrangement was not satisfactory last season as Seattle Snow failed to prepare the roads on occasion and refused to bring a snow plough down the hill as it was too dangerous. Therefore, the removal of snow became a community effort and many thanks to those community members who spent time and much effort to keep the road usable.

We needed a new approach.

The Project manager, with support from the Board, is initiating a new method of snow control in an attempt to keep the road navigable this season.

A detailed process, as to how this will work, will be provided by the Project Manager in the near future.

A slight change to the following is that we will place salt/sand containers at strategic locations rather than assign to individual lots. It will not be the responsibility of each lot owner to clear their part of the road but there will be a call for volunteers to distribute the material. If we work together as a Community we expect a better snow management outcome at a reduced cost to the Community.

Background from Project Manager (Joe Swanzy):

Regarding the ice/snow winter services update, 4-firms were contacted, and quotes requested.

As of September, only Seattle Snow responded. When we get more than ~1", the slope of our hill is too steep and slick to allow most of the commercial trucks with add-on-plows to operate.

Seattle Snow indicated that they will only snowplow streets cleared of all cars, but,

for Seahurst West Additions, Seattle Snow's snowplow service did not operate satisfactorily.

What that means is when the community gets weather reports for possible snow, the community must park on 24th Ave SW or further away. In my opinion even with volunteers, shoveling the road so that cars can safely travel up and down is unwise. Regarding deicing, Seattle Snow requires a minimum of \$300 per deicing trip plus \$10.25 per gallon for the deicer.

As an alternative, Seahurst West Additions could buy 40 lb containers of granular deicer for each lot (16 lots x \$25 = \$400) and volunteers put deicer only down before snow falls.

If the snow hides the deicer, driving on our road is at owner's own risk.

Project Manager update:

I expect the cost of 50lb containers of salt to be under \$40/ea with tax.

Assuming we need 16 containers (Dell's exempted) the total cost will be \$640 max per application.

I do not know how many applications we may need per year.

See the following for an example of the material:

https://www.amazon.com/Snow-Joe-AZ-25-EB-Melt-2-Go-Friendly/dp/B01MZH6E6E/ref=sr_1_9?keywords=snow%2Bsalt%2Bbags&qid=1667425356&qu=eyJxc2MiOiIzLjAwliwicXNhIjoiMi4yNSIsInFzcCI6IjEuNTkifQ%3D%3D&sr=8-9&th=1

The salt will need to be applied by hand by volunteers the night before anticipated ice conditions occur (hopefully). We will learn together if this will be worth it.

Terry Watkins

President

Seahurst West Addition

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