

Revised: July 11, 2012

Caughlin Ranch Homeowners Association Snow Removal Policy; Equipment, Operations, and Priorities List

Snow Removal Policy:

When there is a minimum of two (2) inches of accumulation of snow on the privately owned streets located in Caughlin Creek, MountainShyre and the section of road in Eaglesnest from the south end of Pronghorn Court to the drainage ditch only, the Association's crew shall begin snow removal operations.

Sanding Policy:

When there is ice due to freezing weather conditions, the Association's crew shall begin its standard sanding and de-icing operations.

Snow Removal Equipment:

The Association owns four (4) pieces of snow removal equipment.

- ❖ F-350 1-Ton Diesel Pickup equipped with a dump bed and hydraulically operated snow plow (the snow plow is removable and mounted on the truck from November through March).

The snow plow is able to plow the snow and create open lanes for vehicle traffic.

- ❖ Bobcat Loader

The Bobcat is used in the areas where the snow plow cannot maneuver. The Bobcat is able to pick up snow and move it short distances for short term storage.

- ❖ 4-Wheel Drive Backhoe

The backhoe can be used in large open areas to remove substantial piles of snow and to move piles of snow. It will be used as-needed as a back-up for the other equipment.

- ❖ Snow Blowers

The snow blowers are light pieces of equipment. They can be used for sidewalks. However, they have severe limitations and cannot be operated if the snow is too heavy or the snow on the sidewalks has turned to ice.

Snow Removal Operations:

The private streets in MountainShyre and the Caughlin Ranch road section within Eaglesnest are located at an elevation of approximately 5,200 feet (above mean sea elevation). The Association's crew begins with the snow plow at approximately 5:00 a.m., unless there is an on-going storm that requires twenty-four (24) hour snow removal operations or special consideration or unique circumstances.*

(*Note: An example of special circumstances would be in the event of an extremely wet storm, when the snow is especially heavy, and/or when the temperature is expected to drop drastically as the storm passes and there is no cloud cover. In that case, the crew may begin snow removal operations immediately after the storm passes to prevent the heavy snow from turning to ice.)

There are two primary streets in MountainShyre: MountainShyre Road and Buckhaven Road. There are four cul-de-sacs where the snow plow can only partially clear due to the limitations on the maneuverability of the snow plow truck.

There are four primary streets in Caughlin Creek: Caughlin Creek Road, Hunter Creek Road, Quail Creek Court, and Aspen Creek Road. There are several smaller turnabouts, Cedar Creek Court, Nemaha Creek Road, and the turnabouts for lots 634 to 638, and lots 701 to 704 (the original model complex). There are five cul-de-sacs, Bitter Creek Court, Clover Creek Court, Innsbruck Court, Chinook Creek Road, and Bridge Creek Court. The snow plow is able to clear traffic lanes for all of the primary streets and turn-abouts, but can only partially clear the cul-de-sacs due to limited maneuverability of the snow plow truck. The cul-de-sacs in Caughlin Creek are especially difficult due to narrower streets. In some areas, only the bobcat can maneuver in the cul-de-sacs.

The Village Green Park includes three different types of areas for snow removal: The parking lot is plowed with the snow plow to allow parents and school buses to drop off students; the sidewalk and paths from the parking lot to the school are cleared with the snow blower; and, the sidewalks adjacent to Caughlin Parkway are also cleared with the snow blower, unless there are exceptional circumstances like deep snow, heavy snow or ice. If special circumstances exist, the bobcat is used to clear the sidewalks.

The City of Reno's Municipal Code requires that snow must be removed from sidewalks adjacent to the owner's property within twenty-four (24) hours. There are number of areas where Caughlin Ranch common area abuts public streets where sidewalks are located. The CRHA snow removal program includes sidewalks adjacent to the following streets:

- ❖ Caughlin Parkway from Village Green Parkway to the Seasons
- ❖ Caughlin Square and Caughlin Parkway adjacent to Vantage Pointe
- ❖ Village Green Parkway adjacent to the Castle Ridge
- ❖ Mayberry Meadows adjacent to County property and Mayberry Drive

The Bobcat Loader will be used on the primary, lower greenbelt asphalt paths after all other snow removal requirements have been met.

Priority List:

Plow Truck:

1. MountainShyre
2. Eaglesnest; road at south end of Pronghorn Court to drainage ditch only
3. Caughlin Creek & Deer Creek: the main streets in CCRK and all DCRK streets
4. Village Green Park (by 8:30 a.m. when school is in session)

Bobcat Loader:

1. Caughlin Creek (if there is enough snow)
2. MountainShyre cul-de-sacs and sidewalks

The sidewalk crew will start in the park and work their way down.