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## Canyon River HOA Snow Removal

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Jessica Sample <jessica.rentplum@gmail.com>

Wed, Feb 17, 2021 at 3:44 PM

To: Jessica Sample <jessica.rentplum@gmail.com>, Ed Bezanson <ed@canyonrivergolfclub.com>, Carly Taylor <carly.rentplum@gmail.com>

Hello Canyon River Homeowners,

I think we can all agree that winter has finally arrived. Since snow removal duties are shared between Missoula County and the HOA, the Board has requested that we send out an email outlining snow removal duties.

In short, street snow removal is completed by Missoula County. Sidewalk and driveway snow removal is completed by the HOA.

Below in italics is the section from the maintenance guidelines discussing snow removal. The maintenance guidelines can also be found on the Canyon River HOA website.

***Snow Removal** - Snow and drift removal on streets will be handled by Missoula County at the direction of the City of Missoula beginning in 2020. The City of Missoula will handle all calls or complaints. Drifting that affects safe passage on streets is considered an emergency. Any homeowner may call the Missoula City Streets division at 406-552-6359 to report drifting.*

*Snow removal around homes and on sidewalks will be done when accumulations meet or exceed ½ inch. (Does not include Estate or River Homes which are done under private agreement). The goal or focus will be to remove prior day or nighttime snow. Removal will normally occur in the morning hours, once per day, except that no plowing or snow removal around homes will be done on Thanksgiving, Christmas, or New Year's Day. The contractor is allowed by Canyon River HOA to make assumptions about minimal snow accumulations of less than 1 inch if it is determined the accumulation will melt off in a reasonable amount of time and that the accumulation will not negatively affect passage. When snow and road conditions become difficult, the primary focus will be giving homeowners routes in and out of their homes and the subdivision as a whole. The priority will be to keep the driveways to the houses clear of snow in order to provide needed access for the homeowner and for fire, hospital and other emergency equipment. Homeowners who are away for the winter will have last priority during snow removal. However, these homeowner's driveways and sidewalks will be plowed and cleared for emergency protection, safety and security reasons on a regular basis.*

*The HOA does not provide for ice melt or sanding, but is willing to allow the Contractor to do it by individual homeowner contract with the Contractor on a fee basis. Ice melt can be damaging to concrete, pavement and turf and the Association will not be responsible for damage caused by sand, gravel, or ice melt.*

***NOTE:** The Contractor or Canyon River HOA is not liable for damage to yard art and address signs close to driveways and approaches in an effort to plow wider. Also, Contractor or Canyon River HOA does not assume the liability for finishes on driveways.*

Keep in mind Missoula County does not plow on weekends or holidays. Should you have any complaints regarding street snow removal, please reach out to Brian Hensel, at 552-6361, or [bhensel@ci.missoula.mt.us](mailto:bhensel@ci.missoula.mt.us).

One obstacle the HOA maintenance staff faces is not knowing when the county will be by to plow. This is problematic as the HOA Maintenance Crew could spend all day clearing sidewalks and driveways only to have the county come by at the end of the day leaving driveways enclosed with snowberms. HOA Maintenance completes a final check late in the afternoon in an attempt to avoid this, however the plows may come by after this check has been completed.

The HOA maintenance staff will continue to strive to provide the best snow removal services conditions will allow. However, if you have complaints regarding sidewalk and driveway snow removal please submit a maintenance request through the Canyon River HOA website. If you need instruction on how to complete this, let me know and I'd be happy to help.

Best Regards,

Jessica Sample  
Licensed Property Manager  
Plum Property Management

2/19/2021

Gmail - Canyon River HOA Snow Removal

Direct 406-532-9316

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<http://www.rentplum.com/>

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