

Adverse Weather Policy

Idlewild NC Property Owners Assoc.

www.IdlewildNC.com

Effective Date: Winter Season 2026 (and ongoing unless amended)

Approved by: Idlewild POA Board

Purpose The Idlewild POA is committed to maintaining safe and accessible community roads during winter weather events while exercising fiscal responsibility. This policy defines procedures for snow plowing and salting on POA-maintained roads, outlines resident responsibilities, and ensures clear communication.

1. Snow Plowing

Automatic Plowing Trigger Plowing of POA-maintained roads will be initiated automatically when the National Weather Service (or a comparable reliable source) forecasts **accumulated snowfall of 4 inches or more** in the Idlewild area. Contractors will be contacted before such weather to confirm availability and readiness.

Plowing on an As-Needed Basis For snowfall amounts less than 6 inches, or in cases of significant ice, compacted snow, drifting, or hazardous conditions, plowing may be authorized at the discretion of the POA Board or its designated representatives. Key factors considered include:

- Road safety and accessibility (e.g., hills, curves, or access for emergency vehicles)
- Icy patches or refreezing risks
- Resident feedback and observed conditions

Designated Decision-Makers (for events below 6 inches):

- Joe
- Miriam

These individuals, in consultation with the Board if needed, will assess conditions and authorize action.

2. Salting / De-Icing

Pre-Storm Salting When a significant snowfall or icing event is forecasted with reasonable advance notice, roads may be treated with salt (or approved de-icing material) in advance to minimize ice formation and enhance traction. Post road salting will take place after plowing services have been completed.

Post-Storm or Unpredicted Events If snowfall or icing occurs with little warning, salting will be applied after the event to address hazardous conditions as soon as practicable.

Resident Access to Salt Buckets of salt have been placed at strategic locations throughout the community, including along Sassafras Road and on the uphill fork of Spanish Oak Road. Residents are encouraged to use these for additional spot treatment on community roads if needed (e.g., particularly icy spots). Please report low salt levels to the POA Board.

Note: Contractor salting services primarily focus on **Sassafras Road** and the **uphill section of Spanish Oak Drive** and other priority POA-maintained roadways if required. Additional areas may receive treatment based on conditions and Board direction.

3. Communication The Idlewild POA will proactively inform residents of:

- Imminent winter weather forecasts with potential snow or ice impacts
- Planned plowing, salting (pre and post), or other winter maintenance actions
- Any updates or changes to this policy

Communications will primarily occur via:

- Email blasts to all registered POA members
- Postings on the Idlewild POA website www.idlewildnc.com

Residents are encouraged to keep their email addresses current with the POA President for timely notifications.

4. Scope and Limitations This policy applies **exclusively** to roads and common areas maintained by the Idlewild POA (private community roads).

Resident Responsibilities

- Property owners are solely responsible for clearing snow and ice from their **private driveways, sidewalks, walkways**, and any other personal property areas.
- The POA does not provide snow removal services for individual lots or driveways.

Optional Private Services Residents may arrange private snow plowing or salting for their driveways directly with approved contractors. Scheduling is required in advance, and services are at the resident's expense. Contact:

- **Snow Plowing:** Courtney Cheek – 828-273-7029
- **Salting / De-Icing:** Will Murr – 828-577-8145

5. General Notes

- The POA strives for timely and reasonable snow/ice management but cannot always guarantee bare pavement due to weather variability, equipment limitations, and budget considerations.
- Emergency access (e.g., fire, medical) remains a top priority; residents should avoid obstructing roads during operations.
- Questions, concerns, or reports of hazardous conditions should be directed to the POA Board via email or the designated contacts above.

This policy may be reviewed and updated annually or as needed by the Idlewild POA Board. Residents will be notified of any material changes.

For the latest version or additional details, please visit the Idlewild POA website or contact the Board.

Stay safe this winter!