

Townhomes of Eastbrooke Condominium

Snow Policy, 2021 / 2022

Winter Parking rules go into effect November 1st each year. Each Condo comes with two parking. Park your vehicle in your garage, in your driveway or for those units w/o a garage, in your 2 reserved parking area. Parking is not allowed by the grassy areas adjoining driveways, on the street (November 1 – April 1) or in unmarked areas on the street. Street parking (with parking spot lines) is only allowed for authorized handicap parking, short-term visitor parking (a few hours) and for those condos that have more than two vehicles on file with the management company (the third and subsequent vehicles may park on the street once registered with the management company.) Rules will be strictly enforced! Violators will incur the following:

1st offense = warning; 2nd offense = \$25.00 fine; 3rd offense = \$50.00 fine

4th offense = vehicle will be towed off property at owner's expense!

Parking for Extended Periods of Time - Snowbirds and others planning to be away for extended periods, anytime of the year, should notify the management company and park in their garage. Vehicles left in driveways for extended periods of time, should have someone move the vehicle by 9 am on snowy days or it could be towed off property at owner's expense!

Towing - Eastbrooke has arranged with Ricci's Towing (585-383-3083) to remove improperly parked vehicles. This information is posted around the community. Owners of towed vehicles will be required to pay a towing fee plus a daily storage fee to redeem their vehicle from the contractor.

Snow Clean-up - will begin at a 3" accumulation of snow. Since snow clean-up depends largely on the number of parked cars the staff encounters, owners/residents are NOT to regularly park on the street. Clean-up may begin very early in the morning and continue until complete.

- Roadways will be cleared first, to allow access for emergency vehicles.
- Driveways and parking areas will be cleared next. Most buildings have many cars parked directly outside the garage in the driveway, therefore the staff will not attempt to clean driveways until later in the morning. Owners/residents must remove cars from outside their garage by 9 am. When moving your vehicle from the driveway, please clear off the snow while still in the driveway, then *temporarily park on the already cleaned side of the street*. Failure to cooperate in this effort will produce non-plowable areas that unfortunately affect building neighbors more than the offenders.

- NOTE: snow plows are curved and therefore do not get close to your garage door, as to not damage it. There may be a patch of snow in front of your garage door that you need to remove from your driveway.
 - Roadway & driveway clearing can take up to 8-12 hours or more to complete for the entire property.
- Sidewalks & Stoops are the last area to be cleared. They will begin to be cleaned at 3" accumulation also. There are over 7 miles of sidewalk at Eastbrooke, it takes many hours to clear the entire property.

Essential workers (EMT, Police, Fire, Dr. Nurses) & those w/medical conditions (i.e. dialysis) who must leave before 7 pm, should advise Kenrick to be added to the priority list for snow plow planning.

De-icing will be done on an as-needed basis. This again takes many hours to complete the whole property. Residents are encouraged to use calcium chloride for de-icing sidewalks/stoops. This is available free of charge, outside the small garage near unit 864 in Phase I and outside the maintenance building in Phase 3 (bring your own container to fill). Please do not use salt or salt-based products on the sidewalks and stoops, as it damages the concrete.

Garages are to be used for vehicle parking, not storage areas. Garage Doors must be kept closed year-round. In cold weather, open garages affect the heating (and cooling in hot weather) of units located above the garage. It can also cause water lines above the garage ceiling to freeze and burst. Violators who leave their garage doors open will be fined and responsible for the cost of all damages from burst pipes.

Contact Information - Please provide Kenrick Corporation with updated homeowner/resident contact information and current leases. Information should include:

- 1.names & email addresses for all residents, home, work & cell phone numbers
- 2.make, model, color & plate # of all vehicles
- 3.emergency contact name (other than yourself), phone number & email

Your cooperation is very important. Thank you for taking the time to review this information.

If you have questions, please contact Kenrick Corporation through our website www.kenrickfirst.com or call 585-424-1540.