

Snow - Ice - Snow - Ice

Ice Management & Limitations

Brine is liquified salt, expensive due to the special machinery that landscapers do not utilize. It is used solely by state and city.

Calcium chloride is used for sidewalks and is expensive. Can not be used on asphalt as it is corrosive

Rock salt is commonly used. It is effective when temperature reaches 25 degrees, as it agitates the salt to start melting, and it is more effective as temperature rises.

Rock salt is inactive when below 15 degrees.

To the Residents of Village VII.

Our snow and ice management protocols following winter storms. Our goal is to ensure the safety of our community while managing the high costs and logistical challenges associated with extreme weather.

On 1/19, the ice buildup in our parking lots was caused by vehicle traffic compacting snow into a solid layer of ice reaching 2.5 inches thick. This layer cannot be effectively plowed or shoveled. In these instances, salt is the only remedy. Rock salt requires temperatures above 25 degrees to activate effectively: During the recent storm 1/19/26, temperatures were as low as 14-17 degrees and this significantly slowed the melting process. If you noticed, the walkway and steps to the lobby were cleared, as there was no traffic to compact the snow.

Removal Costs & Priority Schedule

Safety and fiscal responsibility are our top priorities. Each application of salt for our internal roads and streets cost approximately \$3,500 for streets and roads and approximately \$2,700 just for main roads.

To manage these resources efficiently, our removal process follows a specific order of operation once snow has stopped.

1. Primary Roads 2. Courts/fingers 3. Driveways completed last

Resident Recommendations

Per guidelines, landscapers have a 36 hour window, after the snow stops to complete all removal services. During forecasted storms, we strongly advise residents not to park on the street so not to be towed. Please utilize your garage for parking to keep the driveway clear for equipment and to protect your vehicle from ice compaction.

We appreciate your **patience** and full cooperation as we work to keep Village VII safe.

Board of Trustees