

Statement of Operating Philosophy Regarding Snow Removal from the Branch Streets of the Coble farm II Community

Over the ten years of the life of the Coble Farm II Homeowners Association, there have been very few "major snow events" in the Greensboro, N.C. area. The Coble Farm II Homeowners Association has not felt it necessary to include a line item of "snow removal" in the Association's annual operating budget since the end of calendar year 2008. A small expenditure projection for snow removal was included in the operating budgets for the early years of the Association's existence (2005-2008). However, these monies were never spent on "snow removal" because the need never arose. The Board of Directors, in conjunction with the recommendation of the CFII Property Manager (Lambeth Management, Inc.) concluded in budget preparations for calendar year 2009 that "earmarking" funds for an event that never seemed to occur was not wise budgeting. Therefore, a set aside of funds for this purpose was eliminated from annual budget planning of the Association's operations.

The current operating philosophy is that snow removal is not (has not been) a major issue, and funds specifically earmarked for this purpose are not included in the Association's operating budgets. The City of Greensboro has snow removal responsibility for the main portion of Gretchen Lane running through the CFII community (from Ballinger Road to King George Drive) and the section of Buckhorn Road leading into the community. When necessary, the City has addressed these sections of road in a timely and effective manner. Most of the community branch streets connecting to the main section of Gretchen Lane are relatively flat and would not pose a major issue even with a 2-3 inch coating of snow. The sidewalks into the individual homeowner units and the driveways in the front of each unit have always been viewed as homeowner responsibilities and snow removal from these areas would fall to the responsibility of the individual homeowners.

Finally, if the CFII Property Manager feels that at any particular time, snow removal is, in fact, necessary to maintain the safety of CFII homeowners and/or visitors to the property, he (the Property Manager) has both the authority to initiate action as well as resources at his disposal (TSI or other local contractors) to address the situation of snow removal. Of course, safety and common sense would be a part of any decision to clear snow (or to not to clear snow) made by the Property Manager.

Coble Farm II Board of Directors
February, 2014