

The Fountains at Raintree Lake

Snow Policy

October 2025

Snow Removal

Snow removal will be done when the total average accumulation is 3 inches or greater and the weather forecast indicates that temperatures will not rise sufficiently to melt the snow within 24 hours. This condition will be a Board decision. The snow removal contractor will begin work as soon as reasonable after a snow event. The Board will inform residents by email that snow removal has been ordered.

Every resident should have a snow shovel on hand, and a small supply of sand, kitty litter and/or safe ice melt to deal with ice. Remember, there are 176 drives to be cleared in the Fountains and it may take a while to get to yours.

Each resident's front steps and sidewalk leading to the driveway and a 2'-3' space in front of the garage doors will be hand shoveled. Community mailboxes will be cleared for access.

Due to insurance restrictions, no snow will be removed from a resident's driveway if a vehicle is parked in the driveway.

The snow removal contractor will not scrape down to expose the concrete. **Please note:** Clearing down to a completely snow-free surface cannot be done without risking damage to the driveway. In order to avoid damage to yards and sprinkler heads, snow will not be removed from the very edges of a driveway. It helps the contractor to have snow sticks marking the edge of your drive, but it is not necessary to do so.

In the past some residents have chosen not to have the contractor remove snow from their property. If you choose this option, you must mark the end of your driveway with cones, flags, or some device that would indicate to the contractor that you do not want them to remove snow from your property. Opting out of snow removal does not allow you to opt out of any HOA fees.

When there is a severe snow storm warning, be prepared in advance and try to reschedule any necessary shopping, doctor visits, etc. Please contact neighbors, relatives, or government personnel in the event of an emergency.

Ice Issues

No ice removal will be done by the contractor and no ice melt products will be applied to steps, sidewalks, or driveways.

Please note: Pre and post treatments with ice melt products will not be provided but the resident may opt to do so. Be aware that rock salt and many ice melt products can damage concrete surfaces.

General Comments

The contractor will not remove snow from city-owned sidewalks or walking paths within the Fountains.

The City of Lee's Summit is responsible for snow removal from city streets. However, in order to access residents' driveways for snow removal, the contractor may choose to remove snow from city streets in The Fountains as necessary.

The City of Lee's Summit has extensive information about how they respond to a snow event which can be found on the City's website or through their app called *LS Connect*.

<https://cityofls.net/snow-ice-control/snow>