

MEMORANDUM

To: All Meadows-Ferndale HOA (MFHOA) Owners and Residents
From: MFHOA Board of Directors
Date: January 12, 2022
Subject: DEALING WITH SNOW AND OTHER STREET-RELATED ISSUES IN THE MEADOWS

PURPOSE

The purpose of this memo is to clarify several aspects of dealing with snow on our neighborhood and nearby streets. These aspects include what gets plowed, when it gets plowed, and who is responsible for doing the plowing. Other street-related issues are also discussed, *albeit* only briefly.

DISCUSSION

The City of Ferndale (COF) has classified certain streets as "24-Hour Priority" in their Snow Removal Priority Map, which may be accessed [HERE](#). These streets are plowed first as a high priority because they are essential fire, emergency, hospital, and school routes. Relevant to us in The Meadows, the list of priority streets includes Thornton, Church, and Main, but does not include any residential streets.

Olson Road and Mountain View (the extension of Main Street westward from Church) are county roadways and are not included in COF snow removal plans. Whatcom County has its own snow removal priorities.

Once the priority routes are cleared, and as time and staffing issues permit during regular business hours, COF will clear public residential streets – including our public streets (Monument Drive, Brian and Jessie Courts, Jenjar Avenue, and Chloe and April Lanes).

In the midst of a significant storm with sustained low temperatures and high winds, as we have just experienced, the City may not plow our residential public streets for some time and will not plow either our private streets or our shared driveways at all. The private streets are Rossie and Josie, and the four shared driveways are to lots 3 & 5, 7 & 9, 26 & 27, and 39 & 40.

To address our snowplowing needs that the City cannot meet, the HOA has hired a snowplowing contractor on a "time and material as needed" basis to plow our private streets and shared driveways. It should be noted that this contractor has many clients and there is no reason to expect that we should or would get preferential treatment. There is also the issue of inevitable equipment malfunction that our contractor must deal with. So, for any given event we may not get plowed as quickly as we might like. That's a reality we must accept.

Our contractor has on occasion plowed segments of the public roadways in The Meadows. We thank him for his helpfulness, but City streets are City streets and should be serviced by the City. Allowing our contractor to service City streets is an inappropriate use of HOA funds. Our contractor should no longer spend our money to do their job.

Further, on advice of counsel, the Board should not, and will not, get involved with homeowner or resident complaints about situations or issues involving City/public roadways. This includes weather-induced situations (flooding, snow accumulation, wind damage). It also applies to parking and speeding, but that's a potential topic for another time. There are serious liability risks involved with the HOA entering such discussions and thereby becoming a partner in the resolution of the issue.

SUMMARY AND CONCLUSION(S)

If any owner or resident in The Meadows encounters a problem involving public streets, they should contact COF Public Works whose website may be accessed [HERE](#). In no case will the Board become an intermediary or partner in resolution of the issue. If the problem encountered becomes or could become an emergency, call 9-1-1. If you do contact the COF with an issue or problem, please inform the BoD (meadowsferndalehoa@gmail.com) so we can track and be aware of issues that impact our community.

We thank you for your understanding and cooperation.

In closing, the Board would like to thank Rick Horsman (former VP and Board retiree extraordinaire) for his very significant contribution to understanding the issues and the crafting of this document.

Regards,

Board of Directors

Meadows-Ferndale Homeowners' Association