

ASPEN GROVE HOMEOWNER ASSOCIATION ROOF AND PATIO MAINTAINCE POLICY

Dear Aspen Grove Homeowner, it is the policy of the Aspen Grove Homeowners Association to make the removal of snow from the roof and the patio area the homeowners responsibility. Roof leaks and slip and fall injuries within the homeowner's patio area are preventable with proper snow removal maintenance by the homeowner. As a homeowner, you may be asking why isn't snow removal from the roof and the patio area the responsibility of the Aspen Grove Townhome Association? There are two reasons for this, and it comes down to privacy and cost.

Firstly, the patio area serves as a buffer between the common area and your townhome that creates privacy for the homeowner. Having our maintenance personnel working within the patio area routinely would be noisy, disruptive, and intrusive to the homeowner. Our maintenance workers have worked on gutters and other items within the patio area in the past, but this has been done on a very limited basis.

Secondly, the cost of snow removal from the roof and the patio area would be cost prohibitive to our residents. It is the goal of the Aspen Grove Homeowner Association to keep your dues reasonably so we need your participation to make this happen!

The Aspen Grove Homeowner Association asks (you) the homeowner to do the following:

- Turn on the heat tape to help melt ice and remove snow from the roof. Please don't assume that the outside power outlet is working where the heat tape is plugged into. Please take time to test the outlet to see if it working properly. Once it's has been determined that the outlet is working properly, plug in the heat tape and see if it gets warm;
- Regularly remove excess snow from the roof with a roof rake. Don't wait too long to remove the snow from the roof or the snow will melt and turn to ice and form an ice dam;
- Use Roof Safe Ice Melt sparingly on the roof to prevent ice dam formation. Only use a Roof Safe Melt or it could cause damage to the roof and shingles- leaving a disfiguring film on it;
- Regularly remove excess snow from the patio area and place ice melt on the patio area to prevent ice formation. The Aspen Grove Homeowner Association puts ice melt in cans on each side of the units along the common ground walkways, to be used by the residents to place on their patios and the walkways in the common areas. **Please note that the ice melt put in the cans is NOT Roof Safe Ice Melt;**
- Please note that if you allow snow to pile up within patio area, the snow will eventually melt and could cause damage to the crawl space and the foundation of the townhome;
- Remove snow from the tops of the brick patio wall to prevent freezing-thawing damage to the bricks and mortar;

If you have any questions regarding this policy, please get involved in our Aspen Grove Homeowner Association meetings which are held every third Wednesday of the Month from 7 to 9 PM. Please visit our website at <https://www.aspengrovehoa.com> or look at your HOA dues invoice for meeting location.

Thank You,

THE ASPEN GROVE HOMEOWNER ASSOCIATION

