

Cobblestone Homeowner's Association

SNOW REMOVAL AND APPLICATION OF ICE MELT ON DRIVEWAYS

Over the years the Cobblestone Home Owner's Association has not had any "ice melt" products applied to our driveways. Most products on the market today have at least some corrosive effect on concrete surfaces and since it is the individual homeowner's ultimate responsibility to replace deteriorated and unsafe driveways, the decision to use a commercial product to melt ice shall continue to be the individual homeowner's. It has been the position of previous Boards to contract only for the snow removal.

However, we did some investigation and the following were recommendations made by various professionals, if homeowners choose to treat their own driveways:

Cliff Martin with Martin Construction, who was the contractor who replaced Units 1, 3 & 5) does not recommend using any product since road salt brought in on our vehicles will have some affect on traction without paying for the "corrosion". He did say, however, that "today's chemical products are a bit less corrosive than the rock salt we have all probably used in the past". Mr. Martin recommends that the surfaces be hosed down as soon as is practical after a snow to remove as much of the road salt as is possible. He also recommends applying a light coat of sealant just before the beginning of winter to help protect from the effects of road salt.

· Several snow removal contractors we have spoken with indicated that they are currently using a Calcium or Magnesium Chloride type product on their larger commercial accounts. This type of product, evidently, has no impact on lawn surfaces it comes in contact with. This type of product probably has the least long term corrosive effect on concrete.

12-15-2008