

Winter Event Summary Report Contents

- Storm and Service e-mail Notification
- Post Storm and Service Summary Report
- True Weather Certified Report
- ION Weather Certified Report

Winter Events

Winter Event Date	Anticipated Services Performed	Actual Services Performed	True Wx Snow	True Wx Ice	ION Wx Snow	ION Wx Ice	Contract Accumulation
11/15/2022	No	No					
11/18/2022	No	No					
12/9/2022	No	No					
12/11/2022	Yes	Yes	1.50		1.60		2.00
12/14/2022	No	No					
12/15/2022	Yes	No			Trace		
12/22/2022	Yes	Yes	Trace	Trace		Black Ice	2.00
1/9/2023	Yes	Yes	Trace		Trace		2.00
1/12/2023	No	No					
1/22/2023	No	No			Trace		
1/25/2023	Yes	Yes	1.00		0.50		2.00
2/27/2023	Yes	Yes	5.50		5.50		5.50
3/1/2023	Yes	Yes		0.02			2.00
3/7/2023	Yes	Yes	1.00		1.00		2.00
3/10/2023	Yes	Yes	0.50		0.80		2.00
3/13/2023	Yes	Yes	2.50		1.70		2.50
9 Events Serviced			12.00	0.02	11.10		22.00

Notes

- Attorney for French Hill Estates wrote the contract to be a 2” trigger
- Property manager provided instruction to treat the site as a zero-tolerance site
- Confirmation of the change to zero-tolerance provided in writing by David Hartzell
- Advance notice of intended services provided for each winter event
- Written explanation of accumulation calculations provided in emails dating back to January 10, 2023. E-mail attached.
- Contract page 1 contradicts property manager’s statement that no contracts in this area have a 2” trigger. Early in the season, property manager requested change to a zero-tolerance status.

From: David Hartzell <david.hartzell@snowwarriors.com>

Sent: Tuesday, January 10, 2023 12:12 PM

To: Ross Rutman <ross.rutman@snowwarriors.com>; Nancy Solomon <nsolomon@wilkingrp.com>

Subject: RE: French Hill Estates

Nancy,

Thank you for reaching out with the Boards concerns. As you know, we were asked to treat this site as a 0-tolerance site, which means applying product if there is any forecasted event. That change doesn't alter how much product we apply, however. That is determined 100% by forecasting. On Saturday they were forecasting .63 inches of snow, on Sunday that forecast still showed .46 inches of snow, which is enough to create hazardous conditions and require treatment.

Because there are no curbs on the site we have to be very careful about how we apply salt to the roads and driveways to not kill off the grass. This requires slowing the spinner unit, which shortens the throw, however there is only so much tolerance between the spinner speed (which dictates throw) and the belt speed, (which dictates product application). You can actually see when driving the site where he had to slow the truck, which adds to the application, basically on turns, stops, and when being passed or passing cars.

If the Board wishes we can switch driveways over to calcium application, which is done by hand. We would be willing to eat the cost difference for 1 application per storm, if a storm requires multiple applications there would be a charge of \$65 per bag for 10-12 bags for each additional application. (this would be ice storms, refreeze, or daytime storms with a lot of snow requiring additional applications during those "key" hours when people are leaving in the am and coming home in the pm.

Please let me know your thoughts,

Yours truly,
David Hartzell
Director of Operations

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OFFICE: (201) 473-4400 | DIRECT LINE (201) 201-7583

DAVID.HARTZELL@SNOWWARRIORS.COM

443 NEWARK POMPTON TPKE | WAYNE NJ 07470

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| LINKEDIN

From: Ross Rutman <ross.rutman@snowwarriors.com>

Sent: Tuesday, January 10, 2023 11:01 AM

To: Nancy Solomon <nsolomon@wilkingrp.com>

Cc: David Hartzell <david.hartzell@snowwarriors.com>

Subject: RE: French Hill Estates

Hi Nancy,

The one difference between the 2 associations is that FHE has a 2 inch trigger and Grandover does not and is considered a zero tolerance property. Both communities are on the 42 inch contract option.

Regarding Sunday's pre-treatment; I have copied David H so he is aware and can reply.

From Nancy:

Also, Ross how do I go about expressing concerns over the extent of the pre- treating of the roads and driveways?

The Association is concerned that so much was laid down on Sunday night.

Yours truly,

Ross E. Rutman CLCS, CPIA, EBP
Sales & Business Development

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From: Nancy Solomon <nsolomon@wilkingrp.com>

Sent: Tuesday, January 10, 2023 9:41 AM

To: Ross Rutman <ross.rutman@snowwarriors.com>

Subject: RE: French Hill Estates

Thanks Ross.

I think Grandover has different pricing, correct?

Please advise.

Also, Ross how do I go about expressing concerns over the extent of the pre- treating of the roads and driveways?

The Association is concerned that so much was laid down on Sunday night.

Nancy Solomon, CMCA
Community Account Manager
Wilkin Management Group
1655 Valley Rd., Suite 300
Wayne, NJ 07470

201-560-0900 x 4509

To access your Association's portal, please [Click here!](#)
Please visit us on the web:



From: Ross Rutman <ross.rutman@snowwarriors.com>
Sent: Tuesday, January 10, 2023 9:15 AM
To: Nancy Solomon <nsolomon@wilkingrp.com>
Subject: RE: French Hill Estates

Hi Nancy,

That's correct; you get 42 inches of snow/ice/deicings etc...

You will receive invoices for deicing that read \$0 until the 42 inches is reached. A deicing would be considered 2 inches. You won't be invoiced until the 42 inches accumulation is reached.

I hope this information helps!

Yours truly,
Ross E. Rutman CLCS, CPIA, EBP
Sales & Business Development

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From: Nancy Solomon <nsolomon@wilkingrp.com>
Sent: Monday, January 9, 2023 3:17 PM
To: Ross Rutman <ross.rutman@snowwarriors.com>
Subject: French Hill Estates

Ross,
What is the agreement with FHE as far as salting costs?
The contract reads:

Should the 42" limited be reached, each additional inch shall be invoiced using the following rates:
\$684.00 per inch of accumulation; \$65.00 per bag of calcium chloride, magnesium chloride or Ally-G;
and/or \$682.50 per roadway and/or parking lot de-icing application.

So do they only pay for salt if the 42" limit is reached?

Nancy Solomon, CMCA
Community Account Manager
Wilkin Management Group
1655 Valley Rd., Suite 300
Wayne, NJ 07470
201-560-0900 x 4509

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Please visit us on the web:



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David Ross

From: David Ross
Sent: Wednesday, April 12, 2023 11:44 AM
To: Nancy Solomon
Cc: Simona Blaja; David Hartzell
Subject: French Hill Estates | 2022-2023 Season | Accumulation calculations
Attachments: Contract_French Hill Estates_2022-2025_Snowscapes.pdf; Seasonal Accumulation Report 2022-2023_French Hill Estates.pdf

Good morning Nancy,

I'm reaching out to you in regard to the snow accumulation conversations with Simona. The Association had several pricing outlines to choose from, all of which were reviewed and discussed at length prior to execution. Once the board made their decision, the Association attorney prepared the contract.

Contract decision and execution were not a nonchalant process. The proposal and pricing were submitted and reviewed by the Association, conversations and meetings held between board members and our company, board member visits to our office, and contract notarization took months to execute. Upon board decision, the Association attorney prepared the contract to be executed. There were no attachments or addendums made after contract execution that would change the intentions. It is not reasonable to make an ascertain the Association or Association attorney were not aware of the contents in the contract.

The Association and Management were provided detailed forecasts and service plans in advance of each winter event. Services were rendered for winter events that were communicated in advance to the Association through Management. For the winter events shown in the summary report, the Association or Management did not decline services. To make an argument now, after services were rendered, not declined when afforded the opportunity to do so, and the season has ended, is not reasonable. It is not fair or reasonable to insinuate that we are not honoring a refund.

Please see below excerpts from the contract.

Paragraph 3 beginning on page 2 of the contract prepared by the Association's attorney

1. Prices are set forth in the Proposal under Option 1
2. Should the calculated seasonal accumulation be less than 12", the Association shall receive a refund of \$15,112.64
3. Should the calculated seasonal accumulation be less than 18", the Association shall receive a refund of \$6,045.05
4. Accumulation calculations to be calculated as detailed in the specifications

Page 19

For the purpose of this contract an occurrence shall be defined as one consistent period of precipitation. For example: the snow starts and continues for a period of seven (7) hours without stopping for any length of time. The contractor plows the snow twice and applies a de-icing agent at the completion of the precipitation. This would be considered an occurrence. However, after the completion of the storm, additional precipitation accumulates, and the contractor is forced to either perform plowing services or apply a de-icing material. Due to the fact that the two areas of precipitations were separate they would be considered another occurrence. In the event that the period of precipitation results in accumulations that do not warrant a full plowing, at the decision of the Contractor, the deicing application may still be considered an occurrence or may fall within de-icing/anti-icing clause in the specifications. Events with accumulations less than 2" shall be considered 2" for the purpose of this contract.

Example: If water should refreeze on walks and/or asphalt surfaces and the contractor has to reapply salt and/or calcium/magnesium chloride "this application" shall be considered 2" of accumulation.

I have attached the notarized executed contract for your convenience to validate the paragraphs on pages 2- 3 and page 19. Also attached is the seasonal accumulation report.

I am available for a call anytime after 1pm today.

Warmest Regards,
David P. Ross

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443 NEWARK POMPTON TPKE | WAYNE NJ 07470
WWW.PARAMOUNTFACILITIES.COM | LINKEDIN



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• OFFICE: BUSINESS UNIT AS SNOWSCAPES OR NEW BRIDGE, INC.
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• OFFICE: BUSINESS UNIT AS IRRIGATION TECHS. AND EQUIPMENT

**NO 2N PA NY Volume 45 Release NO. 1
FOR NOVEMBER 18, 2022**

ISSUED TUESDAY, NOVEMBER 22, 2022

**SPECIAL SNOW SHOWER REPORT DURING THE EVENING HOURS OF FRIDAY,
NOVEMBER 18, 2022**

TIMING IS PLUS OR MINUS TWO HOURS

THE FOLLOWING IS A SNOW SHOWER REPORT FOR THE EVENING HOURS OF FRIDAY, NOVEMBER 18, 2022. THE SNOW WAS GENERALLY OVER NORTHERN, NORTHEASTERN AND CENTRAL NJ, EASTERN PENNSYLVANIA, AND SOUTHEAST NEW YORK DURING THE HOURS OF 7:00 PM TO 11:00 PM IN ALL NORTHERN AND CENTRAL NJ COUNTIES INCLUDING, SUSSEX, WARREN, MORRIS, BERGEN, ESSEX, UNION, SOMERSET, HUNTERDON, MERCER, MIDDLESEX, AND MONMOUTH COUNTIES. SNOW SHOWERS WERE ALSO OBSERVED IN NEW YORK, ORANGE, ROCKLAND, WESTCHESTER, AND PUTNAM COUNTIES, AND IN PENNSYLVANIA, BUCKS, LEHIGH, NORTHAMPTON, MONROE, WAYNE, AND PIKE COUNTIES. TEMPERATURES DURING THE PERIOD RANGED FROM 30F TO 38F BETWEEN 7:00 PM AND 11:00 PM AND THEN DROPPING INTO THE LOWER TO MIDDLE 20'S THEREAFTER. THE WINDS ON FRIDAY, NOVEMBER 18TH WERE STRONG OUT OF THE SOUTHWEST AT 15 WITH GUSTS UP TO 30 MPH.

THIS REPORT IS GIVEN AS VERIFICATION THAT A TRACE TO A COATING OF SNOW SHOWERS WERE OBSERVED DURING THE EVENING HOURS OF FRIDAY, NOVEMBER 18TH 2022. APPLICATIONS OF ICE MELTING AND FRICTION PRODUCING MATERIALS MAY HAVE BEEN USED DURING THIS TIME. PROPERTY MANAGEMENT COMPANIES AS WELL AS CONTRACTED GROUNDS MAINTENANCE FIRMS THAT HAVE A "ZERO TOLERANCE POLICY FOR UNSAFE TRAVEL WAY SURFACES", MAY USE THIS REPORT TO LEGITIMIZE LABOR AND MATERIAL COSTS INCURRED AT THIS TIME.

I CERTIFY THAT THIS INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNED,



**STEPHEN PELLETTIERE SR., (CCM, CBM) METEOROLOGIST
I*ON WEATHER**

David Hartzell

From: Snowscapes - Weather Alerts
Sent: Sunday, December 11, 2022 10:12 PM
To: Allison Liss
Cc: David Hartzell; Ross Rutman
Subject: Winter Event Notification for French Hill Estates | 12/11/2022 6:00 PM through 12/12/2022 2:00 AM CRM:0023364

Categories: Tracked To Dynamics 365

WINTER EVENT NOTIFICATION FROM SNOWSCAPES, INC.

Site Details

Site: French Hill Estates
Property Manager: Allison Liss
Management Company: Wilkin Management Group
Accumulation Trigger: 2" Trigger

Threat Details

Winter Event: December 11, 2022
Alert Received: 12/11/2022 6:18 PM from TrueWeather
Snow Accumulation: 0.78
Rainfall Amount: 0
Ice Accumulation: 0
Pavement Temperature Range: 33-36

Threat Timing

Threat Alert Type: Snow
Threat Start Time: 12/11/2022 6:00 PM
Threat End Time: 12/12/2022 2:00 AM
Threat Duration: 8 hours

Forecasted Transitions

: Dec 12 2:00AM - Dec 11 7:00PM
Snow: Dec 11 7:00PM - Dec 12 2:00AM

Anticipated Services:

Pre-Treat Roadways: No
Pre-Treat Driveways: No
Pre-Treat Walks: No

Clear Roads: No
Clear Driveways: No
Clear Walks: Yes

Post-Treat Roadways: Yes
Post-Treat Driveways: Yes
Post-Treat Walks: Yes

Next Day Services: No
Pile Relocation: No

Should you have any questions or concerns please contact David Hartzell at 201-201-7583 or david.hartzell@snowwarriors.com.



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Event Date: 2022-12-11

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1. Certified Weather Report
2. Performed Services
3. Potential Refreeze Services
4. Threat Alerts
5. Anticipated Services
6. Assets on Site
7. Personnel
8. Related Cases

Nancy Solomon | Property Manager
 Wilkin Management Group | Management Company
 Nsolomon@wilkingrp.com | E-mail Address
 | Mobile Phone
 Matthew Road | Site Address
 Wayne, NJ 07470

**Documentation,
Reporting & Tracking**

- Alleged Claims
- Asset Maintenances
- Asset Transportation
- Concerns and Requests
- Historical Weather Data
- Marketing Campaigns
- Payroll Dispersals
- Payroll Errors
- Performance Observations
- Performance Reviews
- Privileged Cases
- Property Damages
- Sales Leads
- Sales Opportunities
- Transportation
- Unemployment Cases
- Uniform Assignments
- Vehicular Incidents

13 | Property Type
 0 | Contract Tolerance
 1 | County
 | Report Zip Code
 | Forecast Zip Code
 | Reporting Agency

113136 | Pavement Sq Ft:
 18383 | Sidewalk Sq Ft:
 (avg) 721 | Drive Sq Ft :
 62 | Driveway Count:

| Roadway Material
 | Sidewalk Material

Paramount Facility Solutions, Inc.

Asset Management | Asset Sales | Camera Sales | De-icing Material Sales | Fence & Gate Repair | HVAC
 Geothermal Sales | HVAC Maintenance | Irrigation | Parking Lot Maintenance | Site Inspection Services |
 Snow Removal | Trucking & Transportation

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- DOING BUSINESS IN NY AS SNOWSCAPES, INC
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- DOING BUSINESS AS REMCO LOGISTICS AND EQUIPMENT
- DOING BUSINESS AS IRRIGATION TECHNICIANS

Event Date: 2022-12-11

TRUE WEATHER CERTIFIED WEATHER REPORT

Event Synopsis		
A storm system passed through the area bringing a mix of light snow and sleet between 9:55am on December 11th and 1:00am on December 12th. Temperatures ranged from 33-36 F and winds were 5-10 mph. Paved surface accumulations varied.		
Event Date	Start Time	End Time
December 11-12, 2022	2022-12-11	2022-12-12
Accumulations		
Snow Accumulations	1.5 inches	
Ice Accumulations	0 inches	

PERFORMED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	No	No	No
Clearing Services	No	No	No
Post Treatment Services	Yes	Yes	Yes

Next Day Cleanup	No
Pile Relocation	No

Event Date: 2022-12-11

POTENTIAL REFREEZE SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
	0 application	0 application	0 bags
	0 application	0 application	0 bags
	0 application	0 application	0 bags

File Relocation	No
------------------------	----

Event Date: 2022-12-11

TRUE WEATHER THREAT ALERT

Threat Synopsis

A period of snow will begin to affect the area around 6pm on Sunday, continuing through 2am on Monday. We are currently expecting a general 0.10-1.00" to fall across the area. We are not currently expecting any snow accumulations on paved surfaces. Air temperatures will range from 32°F to 34°F during the event with pavement temperatures ranging from 33°F to 36°F. Winds are forecasted to be 6mph to 9mph with gusts to 18mph.

Threat Received On 12/11/2022 11:18:30 PM	Threat Type Snow	Forecasted Start Time 12/11/2022 11:00:00 PM	Forecasted End Time 12/12/2022 7:00:00 AM
Forecasted Temp Range degF	Forecasted Wind Speed mph	Forecasted Wind Gusts mph	Threat Duration 480 hours

Forecasted Accumulations

Snow inches (inches)	Sleet inches (inches)	Ice inches (inches)	Rain inches (inches)
-----------------------------	------------------------------	----------------------------	-----------------------------

Forecasted Transitions

- Transition 1 | : Dec 12 2:00AM - Dec 11 7:00PM
- Transition 2 |
- Transition 3 |
- Transition 4 |
- Transition 5 |

Event Date: 2022-12-11

ANTICIPATED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	No	No	No
Clearing Services	No	No	Yes
Post Treatment Services	Yes	Yes	Yes

Anticipated Post-Event Cleanup
Next Day Cleanup: No
Pile Relocation: No

Anticipated and planned services to be performed were communicated to via email to Nancy Solomon allowing adequate time for client to decline services.

Instructions received from client: <i>(blank if none)</i>
No
Received from on



P.O. Box 91055
Allentown, PA 18109-9998
Phone: (844) 614-1298
Website: <https://truewx.com>
E-Mail: techsupport@truewx.com

Certified Snowfall Report

Prepared For:



2022-12-11 - 2022-12-12

ZIP CODE:

Snowfall Total: 1.5"

Ice Total: 0"

Event Synopsis: A storm system passed through the area bringing a mix of light snow and sleet between 9:55am on December 11th and 1:00am on December 12th. Temperatures ranged from 33-36 F and winds were 5-10 mph. Paved surface accumulations varied.

This report is certified by a trueWeather meteorologist based on meteorological data, including, but not limited to, radar, satellite, and snowfall measurements from the public and SKYWARN® spotters. We reserve the right to modify the report if additional or more relevant data/reports become available.

True Weather, LLC provides an array of custom weather forecasting and consulting services through our principal technology platform, truewx.com.



Certified Snowfall Report

Prepared For:



December 11-12, 2022

ZIP Code: 07470 (Wayne, NJ)

Snowfall Total: 1.50"

Ice Total: 0.00"

Event Synopsis: A storm system passed through the area bringing a mix of light snow and sleet between 9:55am on December 11th and 1:00am on December 12th. Temperatures ranged from 33-36 F and winds were 5-10 mph. Paved surface accumulations varied.

This report is certified by a trueWeather meteorologist based on meteorological data, including, but not limited to, radar, satellite, and snowfall measurements from the public and SKYWARN® spotters. We reserve the right to modify the report if additional or more relevant data/reports become available.

True Weather, LLC provides an array of custom weather forecasting and consulting services through our principal technology platform, truewx.com.



David Hartzell

From: Snowscapes - Weather Alerts
Sent: Thursday, December 15, 2022 6:38 AM
To: Allison Liss
Cc: Ross Rutman; David Hartzell
Subject: Winter Event Notification for French Hill Estates | 12/15/2022 2:00 PM through 12/16/2022 2:00 PM CRM:0023410

Categories: Tracked To Dynamics 365

WINTER EVENT NOTIFICATION FROM SNOWSCAPES, INC.

Site Details

Site: French Hill Estates
Property Manager: Allison Liss
Management Company: Wilkin Management Group
Accumulation Trigger: 2" Trigger

Threat Details

Winter Event: December 15, 2022
Alert Received: 12/14/2022 8:12 AM from TrueWeather
Snow Accumulation: 0
Rainfall Amount: 1.6
Ice Accumulation: 0
Pavement Temperature Range: 34-41

Threat Timing

Threat Alert Type: Rain
Threat Start Time: 12/15/2022 2:00 PM
Threat End Time: 12/16/2022 2:00 PM
Threat Duration: 24 hours

Forecasted Transitions

: Dec 15 3:00PM - Dec 15 3:00PM
Rain: Dec 15 3:00PM - Dec 16 2:00PM

Anticipated Services:

Pre-Treat Roadways: Yes
Pre-Treat Driveways: Yes
Pre-Treat Walks: Yes

Clear Roads: No
Clear Driveways: No
Clear Walks: No

Post-Treat Roadways: No
Post-Treat Driveways: No
Post-Treat Walks: No

Next Day Services: No
Pile Relocation: No

Contact us to add additional team members to the weather alerts.

Should you have any questions or concerns please contact David Hartzell at 201-201-7583 or david.hartzell@snowwarriors.com.



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Winter Event Notification for French Hill Estates | 12/15/2022 2:00 PM through 12/16/2022 2:00 PM CRM:0023386 - Saved

Email - Enhanced Email

Email Email Engagement Related

From  # Snowscapes - Weather Alerts

To  Allison Liss

Cc  David Hartzell  Ross Rutman

Bcc ---

Subject Winter Event Notification for French Hill Estates | 12/15/2022 2:00 PM through 12/16/2022 2:00 PM CRM:0023386

WINTER EVENT NOTIFICATION FROM SNOWSCAPES, INC.

Site Details

Site: French Hill Estates
Property Manager: Allison Liss
Management Company: Wilkin Management Group
Accumulation Trigger: 2" Trigger

Threat Details

Winter Event: December 15, 2022
Alert Received: 12/14/2022 8:12 AM from TrueWeather
Snow Accumulation: 0
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Pre-Treat Roadways: No
Pre-Treat Driveways: No
Pre-Treat Walks: No

Clear Roads: No
Clear Driveways: No
Clear Walks: No

Post-Treat Roadways: No
Post-Treat Driveways: No
Post-Treat Walks: No

Next Day Services: No
Pile Relocation: No

Contact us to add additional team members to the weather alerts.

David Hartzell

From: Snowscapes - Weather Alerts
Sent: Tuesday, December 20, 2022 12:33 PM
To: Nancy Solomon
Cc: David Hartzell; Ross Rutman
Subject: Winter Event Notification for French Hill Estates | 12/22/2022 1:00 PM through 12/23/2022 1:00 PM | * Do not reply to this email - This is a send-only account * CRM:0023662

Categories: Tracked To Dynamics 365

WINTER EVENT NOTIFICATION FROM SNOWSCAPES, INC.

* Do not reply to this email - This is a send-only account *

*** SPECIAL ADVISORY FOR SITES WITH A 1" or 2" TRIGGER ***

Rain will be impacting the region later this week. As the rain ends, temperatures are forecast to drop rapidly. Due to the timing of the rain ending, temperature drop and the holiday weekend it is recommended that vehicular and pedestrian surfaces be treated Friday, December 23, 2022, in the afternoon. Should your site's accumulation trigger or account tolerance be a 1" or 2" trigger, the recommended services will not be performed without advanced clearly written notice to us. This is due to Association, Management and contract instructions. Please keep in mind that a text message is not sufficient notice. Please email David Hartzell at david.hartzell@snowwarriors.com with any instructions, questions or comments. We respectfully request notification prior to 4pm Wednesday, December 21, 2022.

Zero Tolerance sites will be serviced as per recommendations.

Happy Holidays from all of us at Snowscapes

Site Details

Site: French Hill Estates
Property Manager: Nancy Solomon
Management Company: Wilkin Management Group
Accumulation Trigger: 2" Trigger

Threat Details

Winter Event: December 22, 2022
Alert Received: 12/20/2022 9:45 AM from TrueWeather
Snow Accumulation: 0
Rainfall Amount: 2.18
Ice Accumulation: 0
Pavement Temperature Range: 39-53

Threat Timing

Threat Alert Type: Rain
Threat Start Time: 12/22/2022 1:00 PM
Threat End Time: 12/23/2022 1:00 PM
Threat Duration: 24 hours

Forecasted Transitions

: Dec 23 6:00AM - Dec 22 2:00PM
Rain: Dec 22 2:00PM - Dec 23 5:00AM
Overcast: Dec 23 5:00AM - Dec 23 6:00AM
Rain: Dec 23 6:00AM - Dec 23 1:00PM

Anticipated Services:

Pre-Treat Roadways: No
Pre-Treat Driveways: No
Pre-Treat Walks: No

Clear Roads: No
Clear Driveways: No
Clear Walks: No

Post-Treat Roadways: Yes
Post-Treat Driveways: Yes
Post-Treat Walks: Yes

Next Day Services: No
Pile Relocation: No

***** SPECIAL ADVISORY FOR SITES WITH A 1" or 2" TRIGGER *****

Rain will be impacting the region later this week. As the rain ends, temperatures are forecast to drop rapidly. Due to the timing of the rain ending, temperature drop and the holiday weekend it is recommended that vehicular and pedestrian surfaces be treated Friday, December 23, 2022, in the afternoon. Should your site's accumulation trigger or account tolerance be a 1" or 2" trigger, the recommended services will not be performed without advanced clearly written notice to us. This is due to Association, Management and contract instructions. Please keep in mind that a text message is not sufficient notice. Please email David Hartzell at david.hartzell@snowwarriors.com with any instructions, questions or comments. We respectfully request notification prior to 4pm Wednesday, December 21, 2022.

Happy Holidays from all of us at Snowscapes

Contact us to add additional team members to the weather alerts.

Should you have any questions or concerns please contact David Hartzell at 201-201-7583 or david.hartzell@snowwarriors.com.

* Do not reply to this email - This is a send-only account *

French Hill Estates | SNOWSCAPES

Event Date: 12/22/2022

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8. Related Cases *(coming soon)*

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- Transportation
- Unemployment Cases
- Uniform Assignments
- Vehicular Incidents

Nancy Solomon Wilkin Management Group	Property Manager Management Company
--	--

Matthew Road Wayne, NJ 07470	Site Address
---------------------------------	--------------

Townhome Community Zero Tolerance	Property Type Contract Tolerance
--------------------------------------	-------------------------------------

Passaic, NJ	County Report Zip Code Forecast Zip Code Reporting Agency
-------------	--

113,136	Pavement Sq Ft:
---------	-----------------

18,383	Sidewalk Sq Ft:
--------	-----------------

(avg) 721	Drive Sq Ft :
-----------	---------------

62	Driveway Count:
----	-----------------

	Roadway Material
--	------------------

	Sidewalk Material
--	-------------------

Paramount Facility Solutions, Inc.

Asset Management | Asset Sales | Camera Sales | De-Icing Material Sales | Fence & Gate Repair | HVAC Geothermal Sales | HVAC Maintenance | Irrigation | Parking Lot Maintenance | Site Inspection Services | Snow Removal | Trucking & Transportation

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- DOING BUSINESS IN NY AS SNOWSCAPES, INC
- DOING BUSINESS IN PA AS SNOWSCAPES OF NEW JERSEY, INC.
- DOING BUSINESS AS REMCO LOGISTICS AND EQUIPMENT
- DOING BUSINESS AS IRRIGATION TECHNICIANS

French Hill Estates | SNOWSCAPES

Event Date: 12/22/2022

TRUE WEATHER CERTIFIED WEATHER REPORT

Event Synopsis		
Event Date	Start Time	End Time
Accumulations		
Snow Accumulations	inches	
Ice Accumulations	inches	

PERFORMED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	No	No	No
Clearing Services	No	No	No
Post Treatment Services	Yes	Yes	Yes

Next Day Cleanup	No
Pile Relocation	No

French Hill Estates | SNOWSCAPES

Event Date: 12/22/2022

POTENTIAL REFREEZE SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
	0.00 application	0 application	0 bags
	0.00 application	0 application	0 bags
	0.00 application	0 application	0 bags

Tree Relocation	No
-----------------	----

French Hill Estates | SNOWSCAPES

Event Date: 12/22/2022

TRUE WEATHER THREAT ALERT

Threat Synopsis

A very slight chance of snow will begin to affect the area around 5am on Sunday, continuing through 6am on Sunday. We are currently expecting just a Trace of snow. We are currently expecting just a trace of snow accumulation on paved surfaces. Air temperatures will hover around 15°F during the event with pavement temperatures hovering around 25°F. Winds are forecasted to be 9mph to 9mph with gusts to 19mph.

Threat Received On	Threat Type	Forecasted Start Time	Forecasted End Time
12/22/2022 11:04 AM	Snow	12/25/2022 5:00 AM	12/25/2022 6:00 AM
Forecasted Temp Range	Forecasted Wind Speed	Forecasted Wind Gusts	Threat Duration
degF	mph	mph	60 hours

Forecasted Accumulations

Snow	Sleet	Ice	Rain
inches (inches)	inches (inches)	inches (inches)	inches (inches)

Forecasted Transitions

- Transition 1 | : Dec 25 6:00AM - Dec 22 1:00PM
- Transition 2 | Rain: Dec 22 1:00PM - Dec 23 2:00PM
- Transition 3 | Mostly Cloudy: Dec 23 2:00PM - Dec 23 4:00PM
- Transition 4 | Partly Cloudy: Dec 23 4:00PM - Dec 23 5:00PM
- Transition 5 | Mostly Cloudy: Dec 23 5:00PM - Dec 23 6:00PM

French Hill Estates | SNOWSCAPES

Event Date: 12/22/2022

ANTICIPATED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	No	No	No
Clearing Services	No	No	No
Post Treatment Services	No	No	No

Anticipated Post-Event Cleanup
Next Day Cleanup: No
Pile Relocation: No

Anticipated and planned services to be performed were communicated to French Hill Estates via email to allowing adequate time for client to decline services.

Instructions received from client: <i>(blank if none)</i>
Received from on

NO 05N NYLI SJPA Volume 45 Release NO. 1

FOR FRIDAY AFTERNOON AND EVENING DECEMBER 23, 2022
ISSUED MONDAY, DECEMBER 26, 2022

SPECIAL WARM RAIN TO SNOW SHOWERS THEN GROUND FREEZE UP/BLACK ICE STATEMENT, FRIDAY AFTERNOON AND EVENING DECEMBER 23, 2022, AND DRAINAGE AND PUDDLE FREEZE INTO FRIDAY EVENING, SATURDAY MORNING DECEMBER 23-24, 2022.

Warm rain and temperatures of 55-60 F during the evening, overnight and morning hours of Thursday-Friday, December 22-23, 2022, ended as snow showers during the afternoon hours of Friday, December 23, 2022. Rain ended as a light brief period of wet snow showers which accumulated a trace to a coating of snow that ended after 4 pm. At night, temperatures fell while grounds remained wet and slushy (in higher places), then as temperatures fell to well below freezing, Black Ice occurred during the evening and overnight of Friday- Saturday, December 23-24, 2022.

Rainfall amounts from this storm were between 1.5 and 2.5 inches. This heavy amount of rain caused wet road and walkways that froze solid as temperatures fell to near 10 degrees F by 8 PM and to 5-8 degrees F by 11 PM of Friday, December 23, 2022. Accordingly, when air temperatures fell sharply during the evening and overnight of December 23-24, 2022, wet surfaces froze and caused Black Ice. Therefore, ground surfaces in all of New Jersey, southeast New York State, eastern Pennsylvania and southwest Connecticut that had wet conditions became frozen during the afternoon, evening and overnight of Friday-Saturday, December 23-24, 2022. Additionally, standing water and drainage areas froze solid during that time.

This report is given as verification that wet surfaces froze during the late afternoon, evening and overnight of Friday-Saturday, December 23-24, 2022. Road, walk and travel way surfaces needed temperature appropriate de icers, salting and sanding to minimize and eliminate icy conditions.

Real estate management companies, property owners, as well as contracted grounds maintenance firms that have a "zero tolerance policy for unsafe travel way surfaces", may use this report to legitimize time and material costs of treating, salting, and sanding travel way surfaces during the afternoon and evening hours of Friday-Saturday, December 23-24, 2022.

I certify that this information is true and correct to the best of my knowledge.

Signed,



STEPHEN PELLETTIERE SR., (CCM) METEOROLOGIST
I*ON WEATHER

Certified Snowfall Report

Prepared For:



December 23, 2022

ZIP Code: 07470 (Wayne, NJ)

Snowfall Total: Trace

Ice Total: Trace

Event Synopsis: A strong cold front delivered an arctic blast of colder air and changed the precipitation from rain to snow on December 23rd. The snow occurred between 1:30-4pm with temperatures falling from around the upper 30s to the low-to-mid 20s, resulting in a refreeze of any residual moisture present. The wind gusts reached upwards of 35-45 mph, resulting in blowing/drifted snow as well as reduced visibilities. Paved surface accumulations varied.

This report is certified by a trueWeather meteorologist based on meteorological data, including, but not limited to, radar, satellite, and snowfall measurements from the public and SKYWARN® spotters. We reserve the right to modify the report if additional or more relevant data/reports become available.

True Weather, LLC provides an array of custom weather forecasting and consulting services through our principal technology platform, truewx.com.



David Hartzell

From: Snowscapes - Weather Alerts
Sent: Saturday, January 7, 2023 9:36 AM
To: Nancy Solomon
Cc: David Hartzell; Ross Rutman
Subject: Winter Event Notification for French Hill Estates | 1/9/2023 4:00 AM through 1/9/2023 9:00 AM | * Do not reply to this email - This is a send-only account * CRM:0023821

Categories: Tracked To Dynamics 365

WINTER EVENT NOTIFICATION FROM SNOWSCAPES, INC.

* Do not reply to this email - This is a send-only account *

Site Details

Site: French Hill Estates
Property Manager: Nancy Solomon
Management Company: Wilkin Management Group
Accumulation Trigger: 2" Trigger

The forecast for this event falls within the parameters where the Association is required to provide advanced clearly written instructions of desired or approved service. As instructed by the Association and Management, services will not be performed unless advanced clearly written instructions are provided. Without advanced clearly written instructions being provided, crews will not be on-site before, during or after this event.

Threat Details

Winter Event: January 9, 2023
Alert Received: 1/7/2023 9:21 AM from TrueWeather
Snow Accumulation: 0.63
Rainfall Amount: 0
Ice Accumulation: 0
Pavement Temperature Range: 30-37

Threat Timing

Threat Alert Type: Snow
Threat Start Time: 1/9/2023 4:00 AM
Threat End Time: 1/9/2023 9:00 AM
Threat Duration: 5 hours

Forecasted Transitions

: Jan 9 9:00AM - Jan 9 5:00AM
Snow: Jan 9 5:00AM - Jan 9 9:00AM

Anticipated Services to be Prudent:

Pre-Treat Roadways: No
Pre-Treat Driveways: No
Pre-Treat Walks: No

Clear Roads: No
Clear Driveways: No
Clear Walks: No

Post-Treat Roadways: Yes
Post-Treat Driveways: Yes

Post-Treat Walks: No

Next Day Services: No

Pile Relocation: No

Contact us to add additional team members to the weather alerts.

Should you have any questions or concerns please contact David Hartzell at 201-201-7583 or david.hartzell@snowwarriors.com.

* Do not reply to this email - This is a send-only account *



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French Hill Estates | SNOWSCAPES

Event Date: 1/9/2023

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- Performance Reviews
- Privileged Cases
- Property Damages
- Sales Leads
- Sales Opportunities
- Transportation
- Unemployment Cases
- Uniform Assignments
- Vehicular Incidents

Nancy Solomon | Property Manager
Wilkin Management Group | Management Company

Matthew Road | Site Address
Wayne, NJ 07470

Townhome Community | Property Type
Zero Tolerance | Contract Tolerance

Passaic, NJ | County
Report Zip Code
Forecast Zip Code
Reporting Agency

113,136 | Pavement Sq Ft:

18,383 | Sidewalk Sq Ft:

(avg) 721 | Drive Sq Ft:

62 | Driveway Count:

Roadway Material

Sidewalk Material

Paramount Facility Solutions, Inc.

Asset Management | Asset Sales | Camera Sales | De-Icing Material Sales | Fence & Gate Repair | HVAC
Geothermal Sales | HVAC Maintenance | Irrigation | Parking Lot Maintenance | Site Inspection Services |
Snow Removal | Trucking & Transportation

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- DOING BUSINESS AS IRRIGATION TECHNICAL

French Hill Estates | SNOWSCAPES

Event Date: 1/9/2023

TRUE WEATHER CERTIFIED WEATHER REPORT

Event Synopsis		
A weakening storm system tracked eastward toward the region and allowed for some light snow to develop across the area. The snow was observed between 2-4 AM early on January 9th. Temperatures were around 33-34F. Paved surface accumulations varied.		
Event Date	Start Time	End Time
January 9, 2023	1/9/2023	1/9/2023
Accumulations		
Snow Accumulations	0.00 inches	
Ice Accumulations	0.00 inches	

PERFORMED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	Yes	Yes	No
Clearing Services	No	No	No
Post Treatment Services	No	No	No

Next Day Cleanup	No
Pile Relocation	No

French Hill Estates | SNOWSCAPES

Event Date: 1/9/2023

POTENTIAL REFREEZE SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
	0.00 application	0 application	0 bags
	0.00 application	0 application	0 bags
	0.00 application	0 application	0 bags

File Relocation	No
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French Hill Estates | SNOWSCAPES

Event Date: 1/9/2023

TRUE WEATHER THREAT ALERT

Threat Synopsis

Periods of rain & snow will begin to affect the area around 4am on Monday, continuing through 9am on Monday. We are currently expecting a general 0.10-1.00" to fall across the area. Snow will begin to accumulate on untreated paved surfaces around 8am on Monday with minimal additional accumulations expected on these surfaces. Air temperatures will range from 32°F to 34°F during the event with pavement temperatures ranging from 32°F to 38°F. Winds are forecasted to be 0mph to 1mph with gusts to 5mph.

Threat Received On 1/8/2023 7:28 AM	Threat Type Wintry Mix	Forecasted Start Time 1/9/2023 4:00 AM	Forecasted End Time 1/9/2023 9:00 AM
Forecasted Temp Range degF	Forecasted Wind Speed mph	Forecasted Wind Gusts mph	Threat Duration 300 hours

Forecasted Accumulations

Snow inches (inches)	Sleet inches (inches)	Ice inches (inches)	Rain inches (inches)
-----------------------------	------------------------------	----------------------------	-----------------------------

Forecasted Transitions

- Transition 1 | : Jan 9 9:00AM - Jan 9 5:00AM
- Transition 2 | Snow: Jan 9 5:00AM - Jan 9 9:00AM
- Transition 3 |
- Transition 4 |
- Transition 5 |

French Hill Estates | SNOWSCAPES

Event Date: 1/9/2023

ANTICIPATED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	Yes	No	No
Clearing Services	No	No	No
Post Treatment Services	No	No	No

Anticipated Post-Event Cleanup

Next Day Cleanup: **No**

Pile Relocation: **No**

Anticipated and planned services to be performed were communicated to French Hill Estates via email to allowing adequate time for client to decline services.

Instructions received from client: *(blank if none)*

Received from on

**NO 7N NJPA NY Volume 45 Release NO. 1
FOR JANUARY 9, 2023**

ISSUED TUESDAY, JANUARY 10, 2023

**SPECIAL LIGHT SNOW REPORT DURING THE MORNING HOURS OF MONDAY,
JANUARY 9, 2023**

TIMING IS PLUS OR MINUS TWO HOURS

THE FOLLOWING IS A LIGHT SNOW AND RAIN REPORT FOR THE EARLY MORNING HOURS OF MONDAY, JANUARY 9, 2023. THE SNOW WAS OBSERVED OVER NORTHERN, NORTHEASTERN, NORTHWESTERN NJ, EASTERN PENNSYLVANIA, AND SOUTHEAST NEW YORK DURING THE HOURS OF 2:00 AM TO 5:00 AM. SNOW AND SOME RAIN FELL IN ALL NORTHERN AND EASTERN NJ COUNTIES INCLUDING, SUSSEX, WARREN, HUNTERDON, MORRIS, SOMERSET, NORTHERN MERCER, BERGEN, ESSEX, UNION, AND PASSAIC COUNTIES. SOME LIGHT SNOW AND RAIN WAS ALSO OBSERVED IN NEW YORKS ORANGE, ROCKLAND, WESTCHESTER, AND PUTNAM COUNTIES, AND IN PENNSYLVANIA, BUCKS, LEHIGH, NORTHAMPTON, MONROE COUNTIES. TEMPERATURES DURING THE PERIOD RANGED FROM 30F TO 37F AND CLIMBED INTO THE LOW 40'S DURING THE MID MORNING INTO THE AFTERNOON. THE WINDS ON MONDAY, JANUARY 9, 2023, WERE GENERALLY CALM OR OUT OF THE SOUTHWEST AT 3 MPH.

THIS REPORT IS GIVEN AS VERIFICATION THAT A TRACE OF SNOW WAS RECORDED IN MOST PLACES WITH A COATING TO A HALF INCH IN NORTHERN HUNTERDON AND WESTERN MORRIS WHICH WAS OBSERVED DURING THE EARLY MORNING HOURS OF MONDAY, JANUARY 9, 2023. APPLICATIONS OF ICE MELTING AND FRICTION PRODUCING MATERIALS MAY HAVE BEEN USED DURING THIS TIME. PROPERTY MANAGEMENT COMPANIES AS WELL AS CONTRACTED GROUNDS MAINTENANCE FIRMS THAT HAVE A "ZERO TOLERANCE POLICY FOR UNSAFE TRAVEL WAY SURFACES", MAY USE THIS REPORT TO LEGITIMIZE LABOR AND MATERIAL COSTS INCURRED AT THIS TIME.

I CERTIFY THAT THIS INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNED,



**STEPHEN PELLETTIERE SR., (CCM, CBM) METEOROLOGIST
I*ON WEATHER**

Certified Snowfall Report

Prepared For:



January 9, 2023

ZIP Code: 07470 (Wayne, NJ)
Snowfall Total: Trace
Ice Total: 0.00"

Event Synopsis: A weakening storm system tracked eastward toward the region and allowed for some light snow to develop across the area. The snow was observed between 2-4 AM early on January 9th. Temperatures were around 33-34F. Paved surface accumulations varied.

This report is certified by a trueWeather meteorologist based on meteorological data, including, but not limited to, radar, satellite, and snowfall measurements from the public and SKYWARN® spotters. We reserve the right to modify the report if additional or more relevant data/reports become available.

True Weather, LLC provides an array of custom weather forecasting and consulting services through our principal technology platform, truewx.com.



David Hartzell

From: Snowscapes - Weather Alerts
Sent: Thursday, January 12, 2023 9:28 AM
To: Nancy Solomon
Cc: David Hartzell; Ross Rutman
Subject: Winter Event Notification for French Hill Estates | 1/12/2023 5:00 AM through 1/13/2023 8:00 AM | * Do not reply to this email - This is a send-only account * CRM:0023904

Categories: Tracked To Dynamics 365

WINTER EVENT NOTIFICATION FROM SNOWSCAPES, INC.

* Do not reply to this email - This is a send-only account *

Site Details

Site: French Hill Estates
Property Manager: Nancy Solomon
Management Company: Wilkin Management Group
Accumulation Trigger: Zero Tolerance

Threat Details

Winter Event: January 12, 2023
Alert Received: 1/11/2023 7:22 PM from TrueWeather
Snow Accumulation: 0
Rainfall Amount: 0.78
Ice Accumulation: 0
Pavement Temperature Range: 34-55

Threat Timing

Threat Alert Type: Rain
Threat Start Time: 1/12/2023 5:00 AM
Threat End Time: 1/13/2023 8:00 AM
Threat Duration: 27 hours

Forecasted Transitions

: Jan 12 6:00AM - Jan 12 6:00AM
Rain: Jan 12 6:00AM - Jan 13 8:00AM

Anticipated Services:

Pre-Treat Roadways: No
Pre-Treat Driveways: No
Pre-Treat Walks: No

Clear Roads: No
Clear Driveways: No
Clear Walks: No

Post-Treat Roadways: No
Post-Treat Driveways: No
Post-Treat Walks: No

Next Day Services: No
Pile Relocation: No

Contact us to add additional team members to the weather alerts.

Should you have any questions or concerns please contact David Hartzell at 201-201-7583 or david.hartzell@snowwarriors.com.

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David Hartzell

From: Snowscapes - Weather Alerts
Sent: Friday, January 20, 2023 12:20 PM
To: Nancy Solomon
Cc: David Hartzell; Ross Rutman
Subject: Winter Event Notification for French Hill Estates | 1/22/2023 4:00 PM through 1/23/2023 1:00 PM | * Do not reply to this email - This is a send-only account * CRM:0023959

Categories: Tracked To Dynamics 365

WINTER EVENT NOTIFICATION FROM SNOWSCAPES, INC.

* Do not reply to this email - This is a send-only account *

Site Details

Site: French Hill Estates
Property Manager: Nancy Solomon
Management Company: Wilkin Management Group
Accumulation Trigger: Zero Tolerance

Threat Details

Winter Event: January 22, 2023
Alert Received: 1/20/2023 11:21 AM from TrueWeather
Snow Accumulation: 0
Rainfall Amount: 0.85
Ice Accumulation: 0
Pavement Temperature Range: 35-43

Threat Timing

Threat Alert Type: Rain
Threat Start Time: 1/22/2023 4:00 PM
Threat End Time: 1/23/2023 1:00 PM
Threat Duration: 21 hours

Forecasted Transitions

: Jan 23 10:00AM - Jan 22 5:00PM
Rain: Jan 22 5:00PM - Jan 23 8:00AM
Overcast: Jan 23 8:00AM - Jan 23 10:00AM
Rain: Jan 23 10:00AM - Jan 23 1:00PM

Anticipated Services:

Pre-Treat Roadways: No
Pre-Treat Driveways: No
Pre-Treat Walks: No

Clear Roads: No
Clear Driveways: No
Clear Walks: No

Post-Treat Roadways: No
Post-Treat Driveways: No
Post-Treat Walks: No

Next Day Services: No
Pile Relocation: No

Contact us to add additional team members to the weather alerts.

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David Hartzell

From: Snowscapes - Weather Alerts
Sent: Monday, January 23, 2023 5:30 PM
To: Nancy Solomon
Cc: David Hartzell; Ross Rutman
Subject: Winter Event Notification for French Hill Estates | 1/25/2023 8:00 AM through 1/26/2023 5:00 AM | * Do not reply to this email - This is a send-only account * CRM:0023014

Categories: Tracked To Dynamics 365

WINTER EVENT NOTIFICATION FROM SNOWSCAPES, INC.

* Do not reply to this email - This is a send-only account *

Site Details

Site: French Hill Estates
Property Manager: Nancy Solomon
Management Company: Wilkin Management Group
Accumulation Trigger: Zero Tolerance

Threat Details

Winter Event: January 25, 2023
Alert Received: 1/23/2023 11:19 AM from TrueWeather
Snow Accumulation: 2.43
Rainfall Amount: 0.99
Ice Accumulation: 0
Pavement Temperature Range: 32-41

Threat Timing

Threat Alert Type: Wintry Mix
Threat Start Time: 1/25/2023 8:00 AM
Threat End Time: 1/26/2023 5:00 AM
Threat Duration: 21 hours

Forecasted Transitions

: Jan 26 4:00AM - Jan 23 7:00AM
Rain: Jan 23 7:00AM - Jan 25 9:00AM
Overcast: Jan 25 9:00AM - Jan 25 10:00AM
Snow: Jan 25 10:00AM - Jan 25 7:00PM
Rain: Jan 25 7:00PM - Jan 25 8:00PM

Anticipated Services:

Pre-Treat Roadways: Yes
Pre-Treat Driveways: Yes
Pre-Treat Walks: Yes

Clear Roads: Yes
Clear Driveways: Yes
Clear Walks: Yes

Post-Treat Roadways: Yes
Post-Treat Driveways: Yes
Post-Treat Walks: Yes

Next Day Services: No
Pile Relocation: No

Contact us to add additional team members to the weather alerts.

Should you have any questions or concerns please contact David Hartzell at 201-201-7583 or david.hartzell@snowwarriors.com.

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French Hill Estates | SNOWSCAPES

Event Date: 1/25/2023

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2. Performed Services
3. Potential Refreeze Services
4. Threat Alerts
5. Anticipated Services
6. Assets on Site *(coming soon)*
7. Personnel *(coming soon)*
8. Related Cases *(coming soon)*

Documentation, Reporting & Tracking

- Alleged Claims
- Asset Maintenances
- Asset Transportation
- Concerns and Requests
- Historical Weather Data
- Marketing Campaigns
- Payroll Dispersals
- Payroll Errors
- Performance Observations
- Performance Reviews
- Privileged Cases
- Property Damages
- Sales Leads
- Sales Opportunities
- Transportation
- Unemployment Cases
- Uniform Assignments
- Vehicular Incidents

Nancy Solomon | Property Manager
Wilkin Management Group | Management Company

Matthew Road | Site Address
Wayne, NJ 07470

Townhome Community | Property Type
Zero Tolerance | Contract Tolerance

Passaic, NJ | County
Report Zip Code
Forecast Zip Code
Reporting Agency

113,136 | Pavement Sq Ft:

18,383 | Sidewalk Sq Ft:

(avg) 721 | Drive Sq Ft :

62 | Driveway Count:

Roadway Material

Sidewalk Material

Paramount Facility Solutions, Inc.

Asset Management | Asset Sales | Camera Sales | De-icing Material Sales | Fence & Gate Repair | HVAC
Geothermal Sales | HVAC Maintenance | Irrigation | Parking Lot Maintenance | Site Inspection Services |
Snow Removal | Trucking & Transportation

PARAMOUNT FACILITY SOLUTIONS, INC., A FLORIDA CORPORATION

- DOING BUSINESS IN NJ AS SNOWSCAPES OF NEW JERSEY, INC.
- DOING BUSINESS IN NY AS SNOWSCAPES, INC
- DOING BUSINESS IN PA AS SNOWSCAPES OF NEW JERSEY, INC.
- DOING BUSINESS AS REMCO LOGISTICS AND EQUIPMENT
- DOING BUSINESS AS IRRIGATION TECHNICIANS

French Hill Estates | SNOWSCAPES

Event Date: 1/25/2023

TRUE WEATHER CERTIFIED WEATHER REPORT

Event Synopsis		
Event Date	Start Time	End Time
Accumulations		
Snow Accumulations	inches	
Ice Accumulations	inches	

PERFORMED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	Yes	Yes	Yes
Clearing Services	No	No	No
Post Treatment Services	No	No	No

Next Day Cleanup	No
Pile Relocation	No

French Hill Estates | SNOWSCAPES

Event Date: 1/25/2023

POTENTIAL REFREEZE SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
	0.00 application	0 application	0 bags
	0.00 application	0 application	0 bags
	0.00 application	0 application	0 bags

Site Restoration	No
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French Hill Estates | SNOWSCAPES

Event Date: 1/25/2023

TRUE WEATHER THREAT ALERT

Threat Synopsis

Periods of rain & snow will begin to affect the area around 8am on Wednesday, continuing through 5am on Thursday. We are currently expecting a general 1.50-3.00" to fall across the area. Snow will begin to accumulate on untreated paved surfaces around 3pm on Wednesday with minimal additional accumulations expected on these surfaces. Air temperatures will range from 31°F to 40°F during the event with pavement temperatures ranging from 32°F to 41°F. Winds are forecasted to be 1mph to 11mph with gusts to 24mph.

Threat Received On 1/23/2023 11:19 AM	Threat Type Wintry Mix	Forecasted Start Time 1/25/2023 8:00 AM	Forecasted End Time 1/26/2023 5:00 AM
Forecasted Temp Range degF	Forecasted Wind Speed mph	Forecasted Wind Gusts mph	Threat Duration 1,260 hours

Forecasted Accumulations

Snow inches (inches)	Sleet inches (inches)	Ice inches (inches)	Rain inches (inches)
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Forecasted Transitions

- Transition 1 | : Jan 26 4:00AM - Jan 23 7:00AM
- Transition 2 | Rain: Jan 23 7:00AM - Jan 25 9:00AM
- Transition 3 | Overcast: Jan 25 9:00AM - Jan 25 10:00AM
- Transition 4 | Snow: Jan 25 10:00AM - Jan 25 7:00PM
- Transition 5 | Rain: Jan 25 7:00PM - Jan 25 8:00PM

French Hill Estates | SNOWSCAPES

Event Date: 1/25/2023

ANTICIPATED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	Yes	Yes	Yes
Clearing Services	Yes	Yes	Yes
Post Treatment Services	No	No	No

Anticipated Post-Event Cleanup
Next Day Cleanup: No
Pile Relocation: No

Anticipated and planned services to be performed were communicated to French Hill Estates via email to allowing adequate time for client to decline services.

Instructions received from client: <i>(blank if none)</i>
Received from on

Certified Snowfall Report

Prepared For:



January 25, 2023

ZIP Code: 07470 (Wayne, NJ)
Snowfall Total: 1.00"
Ice Total: 0.00"

Event Synopsis: An area of low pressure approached the region with a period of heavy snow that changed to rain. The heavy snow moved in around 12:30pm and continued through 3pm on the 25th of January. The snow rates reached up to 0.5" an hour at times with visibilities dropping to as low as 0.5 miles. Temperatures dropped from 37F to 34F during the heavy snow. Paved surface accumulations varied.

This report is certified by a trueWeather meteorologist based on meteorological data, including, but not limited to, radar, satellite, and snowfall measurements from the public and SKYWARN® spotters. We reserve the right to modify the report if additional or more relevant data/reports become available.

True Weather, LLC provides an array of custom weather forecasting and consulting services through our principal technology platform, truewx.com.



ION STORM TOTALSTM

WEDNESDAY DAY WET SNOW AND ICE PELLETS TO RAIN, INTERIOR AFTERNOON ICING

**I*ON WEATHER
P.O. BOX 1223
MORRISTOWN, NEW JERSEY 07960
1-973-983-8222**

**VOLUME 45 NO 17N SENY SJPA
WEDNESDAY AFTERNOON FEBRUARY 22, 2023**

**NO 17N SENY SJPA Volume 45 Release NO. 1
ISSUED SUNDAY FEBRUARY 26, 2022**

TIMING PLUS OR MINUS TWO HOURS RELEASE 1 FEBRUARY 26, 2023

Rain and sleet (mixed with wet snow) began between 11 am and 2 pm on Wednesday February 22, 2023. At the start of precipitation, temperatures were near 40 F, but slowly fell to 34-37 F degrees as the wintry mix continued into the middle afternoon. Despite air temperatures above freezing, a trace or light coating of sleet or ice pellets was deposited on colder ground and soil surfaces. Over interior spots and higher elevations, temperatures fell to close to freezing in the mid and late afternoon. Most precipitation ended by 6 PM of this day. Temperatures slowly rose to the upper 30s into the evening hours.

From approximately 11 am to 6 pm on Wednesday, February 22nd, wet areas and standing water on roads and walkways were mixed with ice pellets . These conditions were reported over Mercer, Hunterdon, Somerset, Sussex, Passaic, Warren, Bergen, Western Essex, Union, Hudson, Middlesex, west Monmouth and northern Burlington counties in New Jersey and Bucks, Northampton, Lehigh, Pike, and Wayne counties in Pennsylvania. In New York, Orange, Rockland, and Westchester counties, New York City and Long Island also received mixed rain and ice pellets. Temperatures ranged from 32 F to 37 F over the interior, and 35 F to 38 F east and city during this time, on Wednesday, February 22, 2023.

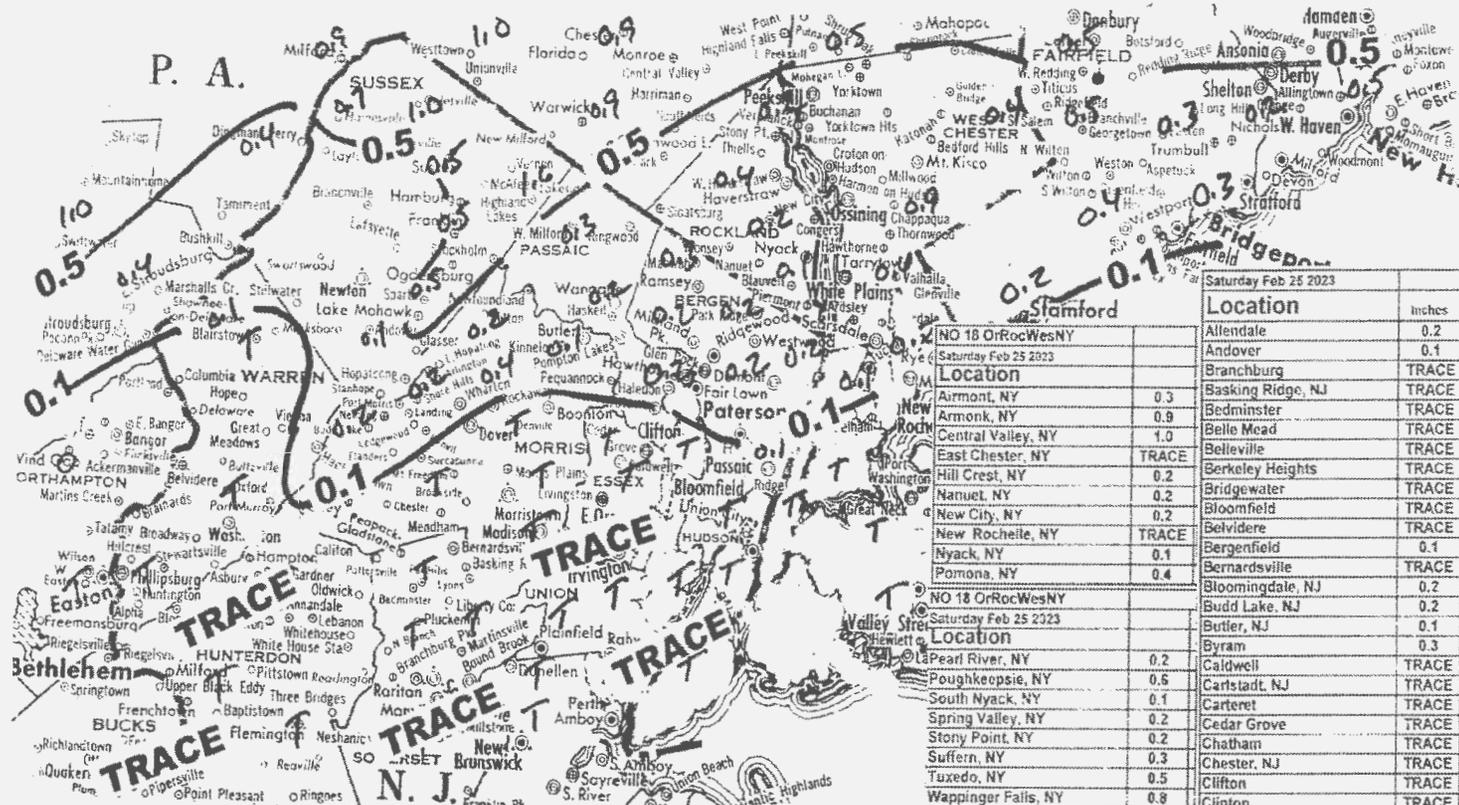
Accordingly, applications of salt/grit and or chemicals to travel way surfaces were prudent actions to take, to ensure safe pedestrian & vehicular traffic conditions on potentially ice areas during Wednesday afternoon and evening, February 22, 2023.

This information is true and correct to the best of my knowledge. A Certified Consulting Meteorologist (CCM) verified weather forecasts and observations resulting in action taken with expert professional accuracy. I reserve the right to amend this report pending discovery of new information not available at the time and date of this report.

Signed,



**STEPHEN PELLETTIERE, METEOROLOGIST CCM, CBM,
IONWEATHER.COM**



ION STORM TOTALS™
TRACE OR COATINGS OF SNOW
1° ON WEATHER
P.O. BOX 1223
MORRISTOWN, NEW JERSEY 07960
1-973-983-8222

NO 18 OrOrWesNY
Saturday Feb 25 2023

Location	inches
Airmont, NY	0.3
Armonk, NY	0.9
Central Valley, NY	1.0
East Chester, NY	TRACE
Hill Crest, NY	0.2
Nanuet, NY	0.2
New City, NY	0.2
New Rochelle, NY	TRACE
Nyack, NY	0.1
Pomona, NY	0.4

NO 18 OrOrWesNY
Saturday Feb 25 2023

Location	inches
La Pearl River, NY	0.2
Poughkeepsie, NY	0.5
South Nyack, NY	0.1
Spring Valley, NY	0.2
Stony Point, NY	0.2
Suffern, NY	0.3
Tuxedo, NY	0.5
Wappinger Falls, NY	0.8
White Plains, NY	0.3
Yonkers, NY	TRACE

Location	inches	Location	inches
Allendale	0.2	Hardyston	0.5
Andover	0.1	Harrison	TRACE
Branchburg	TRACE	Hawthorne	0.2
Basking Ridge, NJ	TRACE	Hillsborough AVG	TRACE
Bedminster	TRACE	Hillside, NJ	TRACE
Belle Mead	TRACE	Hillsdale, Bergen, NJ	0.1
Belleville	TRACE	Ho-Ho-Kus	0.2
Berkeley Heights	TRACE	Jersey City	TRACE
Bridgewater	TRACE	Kearny	TRACE
Bloomfield	TRACE	Leonia	0.1
Belvidere	TRACE	Liberty Corner	TRACE
Bergenfield	0.1	Lyndhurst	TRACE
Bernardsville	TRACE	Linden	TRACE
Bloomingdale, NJ	0.2	Livingston AVG	TRACE
Budd Lake, NJ	0.2	Little Falls	TRACE
Butler, NJ	0.1	Lodi	TRACE
Byram	0.3	Madison	TRACE
Caldwell	TRACE	Mahwah	0.3
Carlstadt, NJ	TRACE	Mansfield Twp Warren	0.1
Carerter	TRACE	Maplewood	TRACE
Cedar Grove	TRACE	Mendham	TRACE
Chatham	TRACE	Millburn	TRACE
Chester, NJ	TRACE	Mine Hill	0.1
Clifton	TRACE	Montclair Avg	TRACE
Clinton	TRACE	Montville	TRACE
Cranford	TRACE	Montvale(Bergen,NJ)	0.1
Denville	TRACE	Morristown	TRACE
Dumont, NJ	0.2	Morris Plains	TRACE
Easton, Pa	TRACE	Mount Arlington	0.2
East Brunswick	TRACE	Netcong	0.2
East Rutherford	TRACE	New Brunswick	TRACE
East Hanover	TRACE	New Providence	TRACE
East Newark	TRACE	Newton	0.2
East Orange	TRACE	North Bergen, NJ	TRACE
Edgewater	TRACE	North Plainfield	TRACE
Edison, NJ	TRACE	Norwood	0.2
Elizabeth, NJ	TRACE	North Brunswick	TRACE
Elmwood Park, NJ	TRACE	Newark Downtown	TRACE
Englewood	0.1	Newark Airport South	TRACE
Englewood Cliffs	0.1	North Caldwell	TRACE
Fairfield	TRACE	Nutley	TRACE
Fairlawn	TRACE	Oakland, NJ	0.3
Fanwood	TRACE	Oak Ridge	0.2
Far Hills, NJ	TRACE	Oldwick, NJ	TRACE
Flanders	0.1	Old Bridge, NJ	TRACE
Flemington	TRACE	Oradell, NJ	0.2
Fort Lee	TRACE	Parsippany AVG	TRACE
Franklin Lakes, NJ	0.2	Paramus	TRACE
Franklin-Sussex, NJ	0.5	Park Ridge	0.2
Florham Park	TRACE	Paterson	TRACE
Garwood	TRACE	Piscataway	TRACE
Garfield	TRACE	Plainfield	TRACE
Glen Gardner	TRACE	Phillipsburg	TRACE
Glen Ridge	TRACE	Ramsey	0.3
Hackensack	TRACE	Rahway	TRACE
Hackettstown	0.1	Randolph AVG	TRACE
Hamburg	0.2	Riverdale	0.1

NO 18N NYCT Volume 45 Release NO. 1
ISSUED MONDAY FEBRUARY 27, 2023.

TIMING PLUS OR MINUS TWO HOURS **RELEASE 1** FEBRUARY 27, 2023

A period of light snow and snow flurries occurred from 9 am to 1 pm on Saturday, February 25, 2023. In most places, only traces or dustings were reported. Over northwest New Jersey, Southwest Connecticut and southern New York State, amounts ranged from a tenth of an inch to near one inch over farther northwestern higher terrain.

Temperatures ranged from 27 F to 32 F over the interior, and 31 F to 35 F east and city during this time, on Saturday, February 25, 2023. Winds were from the northwest at 7-10 mph.

Accordingly, applications of salt/grit and or chemicals to travel way surfaces were prudent actions to take, to ensure safe pedestrian & vehicular traffic conditions on potentially snow-covered areas during the midday of this day.

This information is true and correct to the best of my knowledge. A Certified Consulting Meteorologist (CCM) verified weather forecasts and observations resulting in action taken with expert professional accuracy. I reserve the right to amend this report pending discovery of new information not available at the time and date of this report.

Signed,

STEPHEN PELLETIERE, METEOROLOGIST CCM, CBM,
IONWEATHER.COM

VOLUME 45 NO 18N NYCT
SATURDAY FEBRUARY 25, 2023

David Hartzell

From: David Hartzell
Sent: Sunday, February 26, 2023 12:34 PM
To: Nsolomon@wilkingrp.com
Cc: David Hartzell; aliss@wilkingrp.com; Nsolomon@wilkingrp.com
Subject: Winter Event Notification for 2/27/2023 | French Hill Estates

WINTER EVENT NOTIFICATION FROM SNOWSCAPES, INC.

Site Details

Site: French Hill Estates
Property Manager: Nancy Solomon
Management Company: Wilkin Management Group
Accumulation Trigger: Zero Tolerance

Threat Details

Winter Event: 2/27/2023
Alert Received: 2/26/2023 4:16 PM from TrueWeather
Snow Accumulation: 2.00-4.00
Rainfall Amount:
Ice Accumulation:
Sleet Accumulation: Trace
Pavement Temperature Range: 31-37

Threat Timing

Threat Alert Type: Wintry Mix
Threat Start Time: 2/28/2023 12:00 AM
Threat End Time: 2/28/2023 5:00 PM
Threat Duration: 1020

Forecasted Transitions

Snow: Feb 27 7:00PM - Feb 28 12:00AM
Sleet: Feb 28 12:00AM - Feb 28 1:00AM
Snow: Feb 28 1:00AM - Feb 28 12:00PM

Anticipated Services:

Pre-Treat Roadways: Yes
Pre-Treat Driveways: Yes
Pre-Treat Walks: Yes

Clear Roads: Yes
Clear Driveways: Yes
Clear Walks: Yes

Post-Treat Roadways: Yes
Post-Treat Driveways: Yes
Post-Treat Walks: Yes

Next Day Services: No
Pile Relocation: No

Contact us to add additional team members to the weather alerts.

French Hill Estates | SNOWSCAPES

Event Date: 2/27/2023

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1. Certified Weather Report
2. Performed Services
3. Potential Refreeze Services
4. Threat Alerts
5. Anticipated Services
6. Assets on Site *(coming soon)*
7. Personnel *(coming soon)*
8. Related Cases *(coming soon)*

Documentation, Reporting & Tracking

- Alleged Claims
- Asset Maintenances
- Asset Transportation
- Concerns and Requests
- Historical Weather Data
- Marketing Campaigns
- Payroll Dispersals
- Payroll Errors
- Performance Observations
- Performance Reviews
- Privileged Cases
- Property Damages
- Sales Leads
- Sales Opportunities
- Transportation
- Unemployment Cases
- Uniform Assignments
- Vehicular Incidents

Nancy Solomon | Property Manager
Wilkin Management Group | Management Company

Matthew Road | Site Address
Wayne, NJ 07470

Townhome Community | Property Type
Zero Tolerance | Contract Tolerance

Passaic, NJ | County
Report Zip Code
Forecast Zip Code
Reporting Agency

113,136 | Pavement Sq Ft:
18,383 | Sidewalk Sq Ft:
(avg) 721 | Drive Sq Ft :
62 | Driveway Count:

Roadway Material
Sidewalk Material

Paramount Facility Solutions, Inc.

Asset Management | Asset Sales | Camera Sales | De-icing Material Sales | Fence & Gate Repair | HVAC
Geothermal Sales | HVAC Maintenance | Irrigation | Parking Lot Maintenance | Site Inspection Services |
Snow Removal | Trucking & Transportation

PARAMOUNT FACILITY SOLUTIONS, INC., A FLORIDA CORPORATION

- DOING BUSINESS IN NJ AS SNOWSCAPES OF NEW JERSEY, INC.
- DOING BUSINESS IN NY AS SNOWSCAPES, INC
- DOING BUSINESS IN PA AS SNOWSCAPES OF NEW JERSEY, INC.
- DOING BUSINESS AS REMCO LOGISTICS AND EQUIPMENT
- DOING BUSINESS AS IRRIGATION TECHNICIANS

French Hill Estates | SNOWSCAPES

Event Date: 2/27/2023

TRUE WEATHER CERTIFIED WEATHER REPORT

Event Synopsis		
<p>A strong system tracked through the Northeastern United States, delivering periods of snowfall, moderate to heavy at times, to the area. The snow was observed at times between 6:15 PM on February 27th and 11 AM on February 28th. Some sleet popped up at the end of the period between 9:30-11 AM. Heavier snowfall reduced visibilities to as low as 0.25-0.5 miles at times between 8 PM-1:15 AM. Temperatures were in the 30-38F range during this period. Winds reached up to 10-15 mph. Snowfall amounts include sleet totals. Paved surface accumulations varied.</p>		
Event Date	Start Time	End Time
February 27-28, 2023	2/27/2023	2/28/2023
Accumulations		
Snow Accumulations	5.50 inches	
Ice Accumulations	0.00 inches	

PERFORMED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	Yes	Yes	Yes
Clearing Services	Yes	Yes	Yes
Post Treatment Services	Yes	Yes	Yes

Next Day Cleanup	Yes
Cleared driveways that moved cars after the storm. Cleared city sidewalks.	
Pile Relocation	No

French Hill Estates | SNOWSCAPES

Event Date: 2/27/2023

POTENTIAL REFREEZE SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
2/28/2023	1.00 application	0 application	0 bags
2/28/2023	0.00 application	0 application	0 bags
	0.00 application	0 application	0 bags

File Relocation	No
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French Hill Estates | SNOWSCAPES

Event Date: 2/27/2023

TRUE WEATHER THREAT ALERT

Threat Synopsis

Periods of rain, snow & sleet will begin to affect the area around 7pm on Monday, continuing through 6pm on Tuesday. We are currently expecting a general 3.00-5.00" to fall across the area. Snow will begin to accumulate on untreated paved surfaces around 9pm on Monday with the first inch accumulating on these surfaces by 11pm on Monday and the second inch by 1am on Tuesday. Air temperatures will range from 32°F to 35°F during the event with pavement temperatures ranging from 32°F to 41°F. Winds are forecasted to be 2mph to 11mph with gusts to 23mph.

Threat Received On 2/27/2023 8:33 AM	Threat Type Wintry Mix	Forecasted Start Time 2/27/2023 7:00 PM	Forecasted End Time 2/28/2023 6:00 PM
Forecasted Temp Range 32-35 degF	Forecasted Wind Speed 2-11 mph	Forecasted Wind Gusts 5-23 mph	Threat Duration 1,380 hours

Forecasted Accumulations

Snow 3.00-6.00 inches (4.15 inches)	Sleet Trace inches (0.03 inches)	Ice inches (0.00 inches)	Rain 0.01-0.10 inches (0.03 inches)
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Forecasted Transitions

- Transition 1 | Snow: Feb 27 7:00PM - Feb 28 7:00AM
- Transition 2 | Sleet: Feb 28 7:00AM - Feb 28 8:00AM
- Transition 3 | Snow: Feb 28 8:00AM - Feb 28 12:00PM
- Transition 4 | Sleet: Feb 28 12:00PM - Feb 28 3:00PM
- Transition 5 | Rain: Feb 28 3:00PM - Feb 28 5:00PM

French Hill Estates | SNOWSCAPES

Event Date: 2/27/2023

ANTICIPATED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	Yes	Yes	Yes
Clearing Services	Yes	Yes	Yes
Post Treatment Services	Yes	Yes	Yes

Anticipated Post-Event Cleanup
Next Day Cleanup: No
Pile Relocation: No

Anticipated and planned services to be performed were communicated to French Hill Estates via email to allowing adequate time for client to decline services.

Instructions received from client: <i>(blank if none)</i>
No
Received from on

Event Date: 2/27/2023



P.O. Box 91055
Allentown, PA 18109-9998
Phone: (844) 614-1298
Website: <https://truewx.com>
E-Mail: techsupport@truewx.com

Certified Snowfall Report

Prepared For:



2/27/2023 - 2/28/2023

ZIP CODE:

Snowfall Total: 5.50

Ice Total: 0.00

Event Synopsis: A strong system tracked through the Northeastern United States, delivering periods of snowfall, moderate to heavy at times, to the area. The snow was observed at times between 6:15 PM on February 27th and 11 AM on February 28th. Some sleet popped up at the end of the period between 9:30-11 AM. Heavier snowfall reduced visibilities to as low as 0.25-0.5 miles at times between 8 PM-1:15 AM. Temperatures were in the 30-38F range during this period. Winds reached up to 10-15 mph. Snowfall amounts include sleet totals. Paved surface accumulations varied.

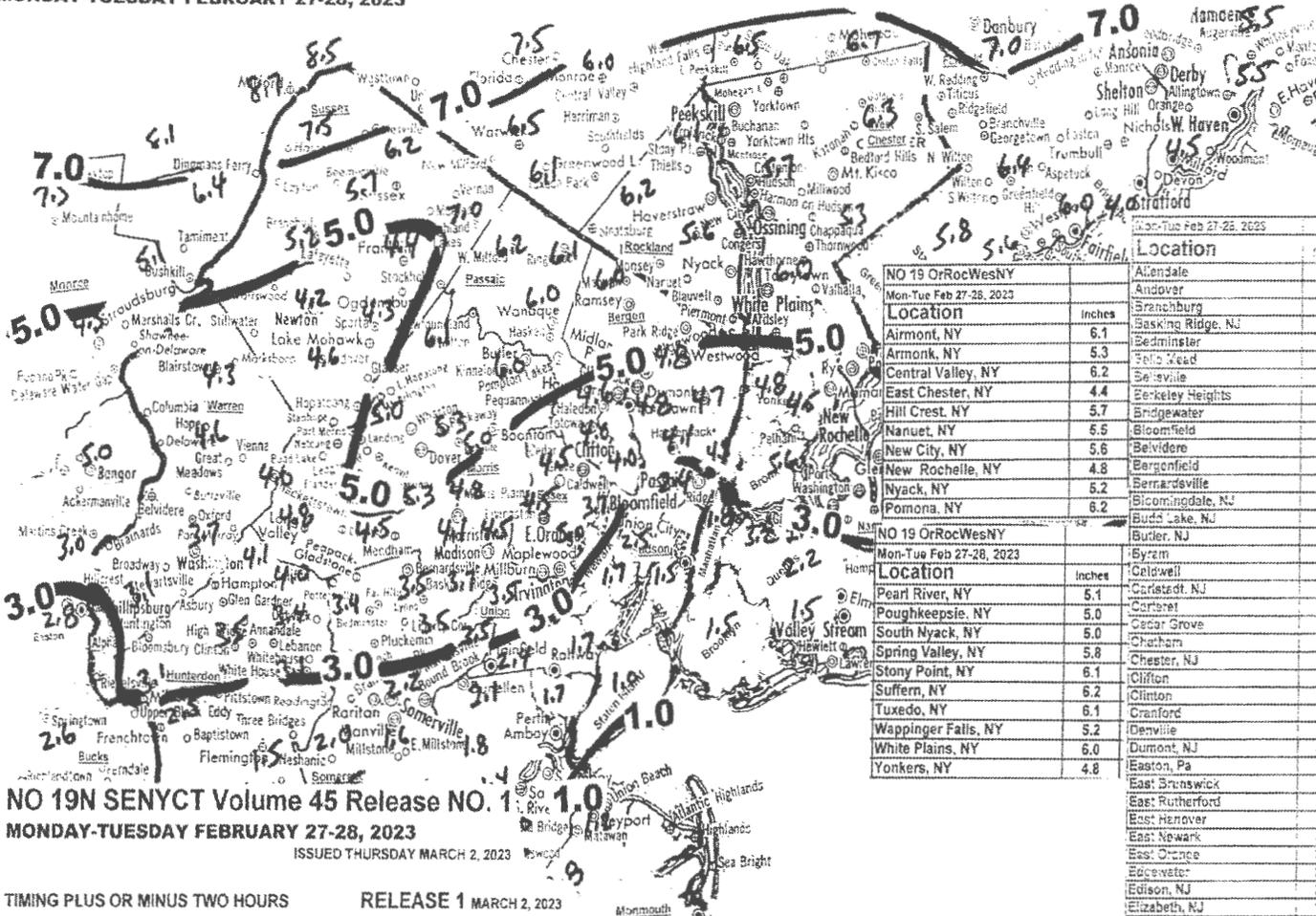
This report is certified by a trueWeather meteorologist based on meteorological data, including, but not limited to, radar, satellite, and snowfall measurements from the public and SKYWARN® spotters. We reserve the right to modify the report if additional or more relevant data/reports become available.

True Weather, LLC provides an array of custom weather forecasting and consulting services through our principal technology platform, truewx.com.



ION STORM TOTALS

TWO TO EIGHT INCHES OF SNOW TO RAIN
1" ON WEATHER
P.O. BOX 1223
MORRISTOWN, NEW JERSEY 07960
1-973-983-8222



NO 19N SENYCT Volume 45 Release NO. 1
MONDAY-TUESDAY FEBRUARY 27-28, 2023
ISSUED THURSDAY MARCH 2, 2023
TIMING PLUS OR MINUS TWO HOURS RELEASE 1 MARCH 2, 2023

Snow began at 6 pm on Monday, February 27, 2023, and continued into the evening. The snow mixed with and changed to rain by 11 pm over extreme southern places. Snow mixed with and changed to rain and freezing drizzle from 1 am to 4 am over most places on Tuesday, February 28, 2023. Scattered light rain, drizzle and snow flurries continued lightly during the morning hours of this day. All precipitation ended by 1 pm on Tuesday, February 28, 2023.

Temperatures started out at 33-37 degrees F at the start of snowfall and fell to 29-33 during the evening and overnight hours during snowfall, slowly rising to the mid-30s by late morning of the 28th. Winds were from the east at 10 to 20 mph becoming northeast at 10-15 mph towards the end of the storm.

Accordingly, snow plowing along with applications of salt/grit and or chemicals to travel way surfaces were necessary actions to take, to ensure safe pedestrian & vehicular traffic conditions on potentially snow-covered areas during the evening, overnight and morning hours of Monday-Tuesday, February 27-28, 2023.

This information is true and correct to the best of my knowledge. A Certified Consulting Meteorologist (CCM) verified weather forecasts and observations resulting in action taken with expert professional accuracy. I reserve the right to amend this report pending discovery of new information not available at the time and date of this report.

Stephen B. Pelletiere

VOLUME 45 NO 19N SENYCT
MONDAY-TUESDAY FEBRUARY 27-28, 2023

Location	Inches	Location	Inches	Location	Inches
Altenale	5.0	Hardyston	5.4	River Vale, NJ	4.8
Andover	4.6	Harrison	2.6	Ridgefield Park	4.2
Branchburg	2.3	Hawthorne	4.6	Rochelle PK	4.5
Basking Ridge, NJ	3.2	Hillsborough AVG	2.0	Roseland, NJ	4.8
Airmont, NY	6.1	Hillside, NJ	4.1	Rockway, NJ	5.0
Armonk, NY	5.3	Hillsdale, Bergen, NJ	2.7	Rutherford	2.5
Central Valley, NY	6.2	Ho-Ho-Kus	4.8	Roselle Park	2.0
East Chester, NY	4.4	Berkeley Heights	3.5	Saddle Brook	4.6
Hill Crest, NY	5.7	Bridgewater	2.2	Scotch Plains	2.3
Nanuet, NY	5.5	Bloomfield	2.7	Secaucus	2.1
New City, NY	5.6	Belvidere	4.0	Liberty Corner	3.0
New Rochelle, NY	4.8	Bergenfield	3.8	Lynhurst	2.5
Nysack, NY	5.2	Berrardsville	4.1	Linda	3.4
Pomona, NY	6.2	Bicombridge, NJ	6.0	Livingston AVG	4.7
NO 19 OrRocWesNY		Budd Lake, NJ	5.1	Little Falls	4.8
Mon-Tue Feb 27-28, 2023		Butler, NJ	5.2	Lodi	3.7
Location	Inches	Byram	5.0	Madison	3.8
Byram	5.0	Caldwell	4.8	Malhwa	6.0
Caldwell	4.8	Carlstadt, NJ	2.6	Manfield Twp Warren	4.3
Carteret	1.6	Maplewood	2.8	Sussex	5.7
Cecar Grove	4.5	Mendham	5.8	Totowa, NJ	4.0
Chatham	2.7	Millburn	2.7	Teaneck, NJ	4.1
Chester, NJ	5.8	Mine Hill	5.8	Teterboro	3.0
Clifton	3.8	Montclair Avg	5.0	Union, NJ	2.5
Clinton	3.5	Montville	5.2	Verona, NJ	4.5
Cranford	2.3	Montvale(Bergen,NJ)	5.0	Wantage	6.6
Denville	5.0	Morrisville	4.6	Waldwick, NJ	6.5
Dumont, NJ	4.7	Morris Plains	4.6	Wanaque	6.1
Easton, PA	2.8	Mount Arlington	5.2	Washington, NJ	3.7
East Brunswick	1.4	Netcong	5.1	Watchung, NJ	3.8
East Rutherford	2.4	New Brunswick	1.8	Washington Warren	3.7
East Hanover	4.3	New Providence	3.0	West Orange top	6.1
East Newark	3.0	Newton	4.2	Westfield	2.6
East Orange	3.3	North Bergen, NJ	2.4	Westwood	4.5
Edgewater	2.7	North Plainfield	3.1	West Milford	5.5
Edison, NJ	2.0	Norwood	4.7	West Caldwell	6.1
Elizabeth, NJ	1.6	North Brunswick	1.8	Woodbridge	1.7
Elmwood Park, NJ	4.5	Newark Downtown	3.0	Woodlawn Park	4.4
Englewood	4.5	Newark Airport South	1.6	Whippany AVG	4.5
Englewood Cliffs	4.8	North Caldwell	5.1	Whitouse Sta. NJ	3.1
Fairfield	4.5	Nutley	3.3	Wayne Twp top	5.5
Fairtown	4.5	Oakland, NJ	5.0	Warren (Somerset)	4.1
Fanwood	2.3	Oak Ridge	6.2	Weehawken	1.7
Far Hills, NJ	3.3	Oldwick, NJ	3.3	Woodcliff Lake, NJ	5.3
Finders	5.2	Old Bridge, NJ	1.0	Wood-Ridge	3.0
Flemington	1.5	Oradell, NJ	4.3	Wyckoff	5.2
Fort Lee	4.5	Farsippary AVG	4.7	Connecticut NO 1BCT	2.0
Franklin Lakes, NJ	8.4	Paramus	4.6	Ansonia, CT	6.2
Franklin-Sussex, N.	4.2	Park Ridge	5.0	Bridgeport, CT	4.0
Florham Park	4.3	Paterson	4.5	Derby, CT	5.7
Garwood	2.5	Piscataway	2.0	Easton, CT	6.0
Garfield	3.8	Plainfield	2.5	Fairfield, CT	5.5
Glen Gardner	3.7	Phillipsburg	2.9	Millford, CT	4.5
Glen Ridge	4.3	Ramsey	5.5	Norwalk, CT	5.3
Hackensack	4.1	Rahway	1.7	Shelton, CT	5.0
Hackettstown	4.0	Randolph AVG	5.3	Weston, CT	6.4
Hamburg	5.2	Riverdale	5.6	West Haven, CT	5.0

Certified Snowfall Report

Prepared For:



February 27-28, 2023

ZIP Code: 07470 (Wayne, NJ)

Snowfall Total: 5.50"

Ice Total: 0.00"

Event Synopsis: A strong system tracked through the Northeastern United States, delivering periods of snowfall, moderate to heavy at times, to the area. The snow was observed at times between 6:15 PM on February 27th and 11 AM on February 28th. Some sleet popped up at the end of the period between 9:30-11 AM. Heavier snowfall reduced visibilities to as low as 0.25-0.5 miles at times between 8 PM-1:15 AM. Temperatures were in the 30-38F range during this period. Winds reached up to 10-15 mph. Snowfall amounts include sleet totals. Paved surface accumulations varied.

This report is certified by a trueWeather meteorologist based on meteorological data, including, but not limited to, radar, satellite, and snowfall measurements from the public and SKYWARN® spotters. We reserve the right to modify the report if additional or more relevant data/reports become available.

True Weather, LLC provides an array of custom weather forecasting and consulting services through our principal technology platform, truewx.com.



ION STORM TOTALS TM

EVENING PRECIPITATION THAT STARTED OUT AS BRIEF SLEET AND MIX OF SLEET AND WET SNOW AND THEN CHANGED TO RAIN FRIDAY EVENING MARCH 3, 2023, INTO EARLY MORNING OF SATURDAY MARCH 4TH.

**I*ON WEATHER
P.O. BOX 1223
MORRISTOWN, NEW JERSEY 07960
1-973-983-8222**

**VOLUME 45 NO 20N NYLI PA
FRIDAY MARCH 3, 2023**

VOLUME 45 NO 20N NYLI PA FRIDAY MARCH 3, 2023

TIMING PLUS OR MINUS TWO HOURS

RELEASE 1 MARCH 8, 2023

An area of low pressure moved into the are during the early evening as precipitation started out as a mixture of sleet, rain, and wet snow in Northern and Northwestern NJ, Eastern PA, Southern NY, and parts of NYC. Temperatures were in the low to middle 40s during the day, falling into the middle to upper 30's (35-42F) during the night of Friday, March 3rd into the morning of Saturday, March 4, 2023. A brief period of sleet and snow that changed to rain, heavy at times was reported between the hours of 5:00 pm and 10:00 pm on March 3rd in Southern New York, all Northern, Northeastern, and Northeastern, New Jersey, Eastern Pennsylvania, and parts of Long Island. All precipitation in the form of rain ended by 5:00 am on Saturday, March 4, 2023. Temperatures during the mixed precipitation ranged between 35F and 42F.

Wet areas on some parking lots, roads and walkways became icy in spots during the late evening and predawn hours of Friday-Saturday March 3-4, 2023. Areas of surface ice and patchy black ice were reported over most of the areas mentioned in this report. Winds were out of the east to northeast at 15-20 mph with gusts to 30 mph.

Accordingly, applications of salt/grit and or chemicals to travel way surfaces were prudent actions to take, to ensure safe pedestrian & vehicular traffic conditions on potentially ice areas during the late evening and early morning hours of Friday- Saturday, March 3-4, 2023.

This information is true and correct to the best of my knowledge. A Certified Consulting Meteorologist (CCM) verified weather forecasts and observations resulting in action taken with expert professional accuracy. I reserve the right to amend this report pending discovery of new information not available at the time and date of this report.

Signed,



**STEPHEN PELLETTIERE, METEOROLOGIST CCM, CBM,
IONWEATHER.COM**

David Hartzell

From: David Hartzell
Sent: Monday, March 6, 2023 1:24 PM
To: Nsolomon@wilkingrp.com
Cc: David Hartzell; aliss@wilkingrp.com; Nsolomon@wilkingrp.com
Subject: Winter Event Notification for 3/7/2023 | French Hill Estates

WINTER EVENT NOTIFICATION FROM SNOWSCAPES, INC.

Site Details

Site: French Hill Estates
Property Manager: Nancy Solomon
Management Company: Wilkin Management Group
Accumulation Trigger: Zero Tolerance

Threat Details

Winter Event: 3/7/2023
Alert Received: 3/6/2023 10:57 AM from TrueWeather
Snow Accumulation: 1.00-2.00
Rainfall Amount:
Ice Accumulation:
Sleet Accumulation:
Pavement Temperature Range: 38-42

Threat Timing

Threat Alert Type: Snow
Threat Start Time: 3/7/2023 2:00 AM
Threat End Time: 3/7/2023 10:00 AM
Threat Duration: 480

Forecasted Transitions

Overcast: Mar 6 9:00PM - Mar 6 11:00PM
Snow: Mar 6 11:00PM - Mar 7 5:00AM

Anticipated Services

Pre-Treat Roadways: False
Pre-Treat Driveways: False
Pre-Treat Walks: False

Clear Roads: False
Clear Driveways: False
Clear Walks: True

Post-Treat Roadways: True
Post-Treat Driveways: True
Post-Treat Walks: True

Next Day Services: False
Pile Relocation: False

Contact us to add additional team members to the weather alerts.

French Hill Estates | SNOWSCAPES

Event Date: 3/7/2023

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1. Certified Weather Report
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6. Assets on Site *(coming soon)*
7. Personnel *(coming soon)*
8. Related Cases *(coming soon)*

Documentation, Reporting & Tracking

- Alleged Claims
- Asset Maintenances
- Asset Transportation
- Concerns and Requests
- Historical Weather Data
- Marketing Campaigns
- Payroll Dispersals
- Payroll Errors
- Performance Observations
- Performance Reviews
- Privileged Cases
- Property Damages
- Sales Leads
- Sales Opportunities
- Transportation
- Unemployment Cases
- Uniform Assignments
- Vehicular Incidents

Nancy Solomon | Property Manager
Wilkin Management Group | Management Company

Matthew Road | Site Address
Wayne, NJ 07470

Townhome Community | Property Type
Zero Tolerance | Contract Tolerance

Passaic, NJ | County
Report Zip Code
Forecast Zip Code
Reporting Agency

113,136 | Pavement Sq Ft:
18,383 | Sidewalk Sq Ft:
(avg) 721 | Drive Sq Ft :
62 | Driveway Count:

Roadway Material
Sidewalk Material

Paramount Facility Solutions, Inc.

Asset Management | Asset Sales | Camera Sales | De-icing Material Sales | Fence & Gate Repair | HVAC
Geothermal Sales | HVAC Maintenance | Irrigation | Parking Lot Maintenance | Site Inspection Services |
Snow Removal | Trucking & Transportation

PARAMOUNT FACILITY SOLUTIONS, INC., A FLORIDA CORPORATION

- DOING BUSINESS IN NJ AS SNOWSCAPES OF NEW JERSEY, INC.
- DOING BUSINESS IN NY AS SNOWSCAPES, INC
- DOING BUSINESS IN PA AS SNOWSCAPES OF NEW JERSEY, INC.
- DOING BUSINESS AS REMCO LOGISTICS AND EQUIPMENT
- DOING BUSINESS AS IRRIGATION TECHNICIANS

French Hill Estates | SNOWSCAPES

Event Date: 3/7/2023

TRUE WEATHER CERTIFIED WEATHER REPORT

Event Synopsis		
An area of low pressure tracked from the Lower Great Lakes through the Mid-Atlantic states, bringing in cold air, and resulting in periods of snowfall to occur. The snow was observed between 1-6:30 AM early on March 7th. Temperatures fell from the upper 30s to 33F during the snow. Winds reached up to 5-10 mph. Paved surface accumulations varied.		
Event Date	Start Time	End Time
March 7, 2023	3/7/2023	3/7/2023
Accumulations		
Snow Accumulations	1.00 inches	
Ice Accumulations	0.00 inches	

PERFORMED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	No	No	No
Clearing Services	No	No	No
Post Treatment Services	No	No	No

Next Day Cleanup	No
Pile Relocation	No

French Hill Estates | SNOWSCAPES

Event Date: 3/7/2023

POTENTIAL REFREEZE SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
	0.00 application	0 application	0 bags
	0.00 application	0 application	0 bags
	0.00 application	0 application	0 bags

File Relocation	No
-----------------	----

French Hill Estates | SNOWSCAPES

Event Date: 3/7/2023

TRUE WEATHER THREAT ALERT

Threat Synopsis

A period of snow will begin to affect the area around 9pm on Monday, continuing through 5am on Tuesday. We are currently expecting a general 0.50-1.50" to fall across the area. We are not currently expecting any snow accumulations on paved surfaces. Air temperatures will range from 34°F to 40°F during the event with pavement temperatures ranging from 38°F to 42°F. Winds are forecasted to be 6mph to 8mph with gusts to 17mph.

Threat Received On 3/6/2023 10:57 AM	Threat Type Snow	Forecasted Start Time 3/6/2023 9:00 PM	Forecasted End Time 3/7/2023 5:00 AM
Forecasted Temp Range 34-40 degF	Forecasted Wind Speed 6-8 mph	Forecasted Wind Gusts 12-17 mph	Threat Duration 480 hours

Forecasted Accumulations

Snow 1.00-2.00 inches (1.20 inches)	Sleet inches (0.00 inches)	Ice inches (0.00 inches)	Rain inches (0.00 inches)
---	----------------------------------	--------------------------------	---------------------------------

Forecasted Transitions

- Transition 1 | Overcast: Mar 6 9:00PM - Mar 6 11:00PM
- Transition 2 | Snow: Mar 6 11:00PM - Mar 7 5:00AM
- Transition 3 |
- Transition 4 |
- Transition 5 |

French Hill Estates | SNOWSCAPES

Event Date: 3/7/2023

ANTICIPATED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	No	No	No
Clearing Services	No	No	Yes
Post Treatment Services	Yes	Yes	Yes

Anticipated Post-Event Cleanup
Next Day Cleanup: No
Pile Relocation: No

Anticipated and planned services to be performed were communicated to French Hill Estates via email to allowing adequate time for client to decline services.

Instructions received from client: <i>(blank if none)</i>
No
Received from on

Event Date: 3/7/2023



P.O. Box 91055
Allentown, PA 18109-9998
Phone: (844) 614-1298
Website: <https://truewx.com>
E-Mail: techsupport@truewx.com

Certified Snowfall Report

Prepared For:



3/7/2023 - 3/7/2023

ZIP CODE:

Snowfall Total: 1.00

Ice Total: 0.00

Event Synopsis: An area of low pressure tracked from the Lower Great Lakes through the Mid-Atlantic states, bringing in cold air, and resulting in periods of snowfall to occur. The snow was observed between 1-6:30 AM early on March 7th. Temperatures fell from the upper 30s to 33F during the snow. Winds reached up to 5-10 mph. Paved surface accumulations varied.

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Certified Snowfall Report

Prepared For:



March 7, 2023

ZIP Code: 07470 (Wayne, NJ)

Snowfall Total: 1.00"

Ice Total: 0.00"

Event Synopsis: An area of low pressure tracked from the Lower Great Lakes through the Mid-Atlantic states, bringing in cold air, and resulting in periods of snowfall to occur. The snow was observed between 1-6:30 AM early on March 7th. Temperatures fell from the upper 30s to 33F during the snow. Winds reached up to 5-10 mph. Paved surface accumulations varied.

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True Weather, LLC provides an array of custom weather forecasting and consulting services through our principal technology platform, truewx.com.



David Hartzell

From: David Hartzell
Sent: Wednesday, March 8, 2023 4:24 PM
To: Nsolomon@wilkingrp.com
Cc: David Hartzell; aliss@wilkingrp.com; Nsolomon@wilkingrp.com
Subject: Winter Event Notification for 3/10/2023 | French Hill Estates

WINTER EVENT NOTIFICATION FROM SNOWSCAPES, INC.

Site Details

Site: French Hill Estates
Property Manager: Nancy Solomon
Management Company: Wilkin Management Group
Accumulation Trigger: Zero Tolerance

Threat Details

Winter Event: 3/10/2023
Alert Received: 3/8/2023 4:02 PM from TrueWeather
Snow Accumulation: 1.00-2.00
Rainfall Amount: 0.01-0.05
Ice Accumulation:
Sleet Accumulation:
Pavement Temperature Range: 33-41

Threat Timing

Threat Alert Type: Wintry Mix
Threat Start Time: 3/10/2023 11:00 PM
Threat End Time: 3/11/2023 3:00 PM
Threat Duration: 960

Forecasted Transitions

Rain: Mar 10 6:00PM - Mar 10 8:00PM
Snow: Mar 10 8:00PM - Mar 11 10:00AM

Anticipated Services

Pre-Treat Roadways: True
Pre-Treat Driveways: True
Pre-Treat Walks: True

Clear Roads: True
Clear Driveways: True
Clear Walks: True

Post-Treat Roadways: True
Post-Treat Driveways: True
Post-Treat Walks: True

Next Day Services: False
Pile Relocation: False

Contact us to add additional team members to the weather alerts.

French Hill Estates | SNOWSCAPES

Event Date: 3/10/2023

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- Privileged Cases
- Property Damages
- Sales Leads
- Sales Opportunities
- Transportation
- Unemployment Cases
- Uniform Assignments
- Vehicular Incidents

Nancy Solomon
Wilkin Management Group

Property Manager
Management Company

Matthew Road
Wayne, NJ 07470

Site Address

Townhome Community
Zero Tolerance

Property Type
Contract Tolerance

Passaic, NJ

County
Report Zip Code
Forecast Zip Code
Reporting Agency

113,136
18,383
(avg) 721
62

Pavement Sq Ft:
Sidewalk Sq Ft:
Drive Sq Ft :
Driveway Count:

Roadway Material
Sidewalk Material

Paramount Facility Solutions, Inc.

Asset Management | Asset Sales | Camera Sales | De-icing Material Sales | Fence & Gate Repair | HVAC
Geothermal Sales | HVAC Maintenance | Irrigation | Parking Lot Maintenance | Site Inspection Services |
Snow Removal | Trucking & Transportation

- PARAMOUNT FACILITY SOLUTIONS, INC., A FLORIDA CORPORATION
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 - DOING BUSINESS AS IRRIGATION TECHNICIANS

French Hill Estates | SNOWSCAPES

Event Date: 3/10/2023

TRUE WEATHER CERTIFIED WEATHER REPORT

Event Synopsis		
A strong storm system pushed eastward through the region while delivering mainly a cold rain to the area; however, enough colder air pushed into the area allowing for a period of wet snow to develop between 4:45-9:15 AM on March 11th as the system pulled away from the region. Temperatures ranged from 34-36F during the event. Winds were 5-15 mph. Paved surface accumulations varied.		
Event Date	Start Time	End Time
March 11, 2023	3/11/2023	3/11/2023
Accumulations		
Snow Accumulations	0.50 inches	
Ice Accumulations	0.00 inches	

PERFORMED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	Yes	Yes	Yes
Clearing Services	No	No	No
Post Treatment Services	Yes	Yes	Yes

Next Day Cleanup	No
Pile Relocation	No

French Hill Estates | SNOWSCAPES

Event Date: 3/10/2023

POTENTIAL REFREEZE SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
	0.00 application	0 application	0 bags
	0.00 application	0 application	0 bags
	0.00 application	0 application	0 bags

File Retention	No
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French Hill Estates | SNOWSCAPES

Event Date: 3/10/2023

TRUE WEATHER THREAT ALERT

Threat Synopsis

Periods of rain & snow will begin to affect the area around 6pm on Friday, continuing through 10am on Saturday. We are currently expecting a general 1.00-2.00" to fall across the area. Snow will begin to accumulate on untreated paved surfaces around 3am on Saturday with minimal additional accumulations expected on these surfaces. Air temperatures will range from 33°F to 36°F during the event with pavement temperatures ranging from 33°F to 41°F. Winds are forecasted to be 4mph to 10mph with gusts to 23mph.

Threat Received On	Threat Type	Forecasted Start Time	Forecasted End Time
3/8/2023 4:02 PM	Wintry Mix	3/10/2023 6:00 PM	3/11/2023 10:00 AM
Forecasted Temp Range	Forecasted Wind Speed	Forecasted Wind Gusts	Threat Duration
33-36 degF	4-10 mph	8-23 mph	960 hours

Forecasted Accumulations

Snow	Sleet	Ice	Rain
1.00-2.00 inches (1.51 inches)	inches (0.00 inches)	inches (0.00 inches)	0.01-0.05 inches (0.01 inches)

Forecasted Transitions

- Transition 1 | Rain: Mar 10 6:00PM - Mar 10 8:00PM
- Transition 2 | Snow: Mar 10 8:00PM - Mar 11 10:00AM
- Transition 3 |
- Transition 4 |
- Transition 5 |

French Hill Estates | SNOWSCAPES

Event Date: 3/10/2023

ANTICIPATED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	Yes	Yes	Yes
Clearing Services	Yes	Yes	Yes
Post Treatment Services	Yes	Yes	Yes

Anticipated Post-Event Cleanup

Next Day Cleanup: **No**

Pile Relocation: **No**

Anticipated and planned services to be performed were communicated to French Hill Estates via email to allowing adequate time for client to decline services.

Instructions received from client: *(blank if none)*

No

Received from on

French Hill Estates | *SNOWSCAPES*

Event Date: 3/10/2023

French Hill Estates | SNOWSCAPES

Event Date: 3/10/2023



P.O. Box 91055
Allentown, PA 18109-9998
Phone: (844) 614-1298
Website: <https://truewx.com>
E-Mail: techsupport@truewx.com

Certified Snowfall Report

Prepared For:



3/11/2023 - 3/11/2023

ZIP CODE:

Snowfall Total: 0.50

Ice Total: 0.00

Event Synopsis: A strong storm system pushed eastward through the region while delivering mainly a cold rain to the area; however, enough colder air pushed into the area allowing for a period of wet snow to develop between 4:45-9:15 AM on March 11th as the system pulled away from the region. Temperatures ranged from 34-36F during the event. Winds were 5-15 mph. Paved surface accumulations varied.

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Certified Snowfall Report

Prepared For:



March 11, 2023

ZIP Code: 07470 (Wayne, NJ)

Snowfall Total: 0.50"

Ice Total: 0.00"

Event Synopsis: A strong storm system pushed eastward through the region while delivering mainly a cold rain to the area; however, enough colder air pushed into the area allowing for a period of wet snow to develop between 4:45-9:15 AM on March 11th as the system pulled away from the region. Temperatures ranged from 34-36F during the event. Winds were 5-15 mph. Paved surface accumulations varied.

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David Hartzell

From: David Hartzell
Sent: Sunday, March 12, 2023 7:57 PM
To: Nsolomon@wilkingrp.com
Cc: David Hartzell; aliss@wilkingrp.com; Nsolomon@wilkingrp.com
Subject: Winter Event Notification for 3/13/2023 | French Hill Estates

WINTER EVENT NOTIFICATION FROM SNOWSCAPES, INC.

Site Details

Site: French Hill Estates
Property Manager: Nancy Solomon
Management Company: Wilkin Management Group
Accumulation Trigger: Zero Tolerance

Threat Details

Winter Event: 3/13/2023
Alert Received: 3/12/2023 7:36 PM from TrueWeather
Snow Accumulation: 2.00-4.00
Rainfall Amount: 0.50-1.00
Ice Accumulation:
Sleet Accumulation:
Pavement Temperature Range: 33-41

Threat Timing

Threat Alert Type: Wintry Mix
Threat Start Time: 3/13/2023 7:00 AM
Threat End Time: 3/15/2023 3:00 AM
Threat Duration: 2640

Forecasted Transitions

Rain: Mar 13 3:00AM - Mar 14 4:00AM
Snow: Mar 14 4:00AM - Mar 14 6:00AM
Rain: Mar 14 6:00AM - Mar 14 10:00AM
Snow: Mar 14 10:00AM - Mar 14 11:00PM

Anticipated Services

Pre-Treat Roadways: False
Pre-Treat Driveways: False
Pre-Treat Walks: False

Clear Roads: True
Clear Driveways: True
Clear Walks: True

Post-Treat Roadways: True
Post-Treat Driveways: True
Post-Treat Walks: True

Next Day Services: False
Pile Relocation: False

Contact us to add additional team members to the weather alerts.

French Hill Estates | SNOWSCAPES

Event Date: 3/13/2023

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Nancy Solomon
Wilkin Management Group

Property Manager
Management Company

Matthew Road
Wayne, NJ 07470

Site Address

Townhome Community
Zero Tolerance

Property Type
Contract Tolerance

Passaic, NJ

County
Report Zip Code
Forecast Zip Code
Reporting Agency

113,136
18,383
(avg) 721
62

Pavement Sq Ft:
Sidewalk Sq Ft:
Drive Sq Ft :
Driveway Count:

Roadway Material
Sidewalk Material

Paramount Facility Solutions, Inc.

Asset Management | Asset Sales | Camera Sales | De-icing Material Sales | Fence & Gate Repair | HVAC
Geothermal Sales | HVAC Maintenance | Irrigation | Parking Lot Maintenance | Site Inspection Services |
Snow Removal | Trucking & Transportation

PARAMOUNT FACILITY SOLUTIONS, INC., A FLORIDA CORPORATION

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- DOING BUSINESS AS REMCO LOGISTICS AND EQUIPMENT
- DOING BUSINESS AS IRRIGATION TECHNICIANS

French Hill Estates | SNOWSCAPES

Event Date: 3/13/2023

TRUE WEATHER CERTIFIED WEATHER REPORT

Event Synopsis		
<p>After a period of rain, an upper-level trough moving in from the west merged with a coastal low-pressure system resulting in a nor'easter that combined with colder air to the north while delivering periods of snow to the area between 3 AM-9 PM on March 14th with most of the snow falling after 8 AM. During this period, some heavier snowfall reduced visibilities below one mile between 12-7 PM. Temperatures ranged from 33-37F during snowfall. Winds occasionally gusted up to 30-40 mph, resulting in times of blowing and drifting of the snow. Paved surface accumulations varied.</p>		
Event Date	Start Time	End Time
March 14, 2023	3/14/2023	3/14/2023
Accumulations		
Snow Accumulations	2.50 inches	
Ice Accumulations	0.00 inches	

PERFORMED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	Yes	Yes	Yes
Clearing Services	No	No	No
Post Treatment Services	Yes	Yes	Yes

Next Day Cleanup	No
Pile Relocation	No

French Hill Estates | SNOWSCAPES

Event Date: 3/13/2023

POTENTIAL REFREEZE SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
	0.00 application	0 application	0 bags
	0.00 application	0 application	0 bags
	0.00 application	0 application	0 bags

Pile Relocation	No
-----------------	----

French Hill Estates | SNOWSCAPES

Event Date: 3/13/2023

TRUE WEATHER THREAT ALERT

Threat Synopsis

Periods of rain & snow will begin to affect the area around 3am on Monday, continuing through 11pm on Tuesday. We are currently expecting a general 2.00-4.00" to fall across the area. Snow will begin to accumulate on untreated paved surfaces around 6pm on Tuesday with minimal additional accumulations expected on these surfaces. Air temperatures will range from 33°F to 40°F during the event with pavement temperatures ranging from 33°F to 41°F. Winds are forecasted to be 5mph to 19mph with gusts to 39mph.

Threat Received On 3/12/2023 7:36 PM	Threat Type Wintry Mix	Forecasted Start Time 3/13/2023 3:00 AM	Forecasted End Time 3/14/2023 11:00 PM
Forecasted Temp Range 33-40 degF	Forecasted Wind Speed 5-19 mph	Forecasted Wind Gusts 10-39 mph	Threat Duration 2,640 hours

Forecasted Accumulations

Snow 2.00-4.00 inches (2.76 inches)	Sleet inches (0.00 inches)	Ice inches (0.00 inches)	Rain 0.50-1.00 inches (0.58 inches)
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Forecasted Transitions

- Transition 1 | Rain: Mar 13 3:00AM - Mar 14 4:00AM
- Transition 2 | Snow: Mar 14 4:00AM - Mar 14 6:00AM
- Transition 3 | Rain: Mar 14 6:00AM - Mar 14 10:00AM
- Transition 4 | Snow: Mar 14 10:00AM - Mar 14 11:00PM
- Transition 5 |

French Hill Estates | SNOWSCAPES

Event Date: 3/13/2023

ANTICIPATED SERVICES

	Roads / Lots	Driveways / Drive-Ins	Walks
Pre-Treatment Services	No	No	No
Clearing Services	Yes	Yes	Yes
Post Treatment Services	Yes	Yes	Yes

Anticipated Post-Event Cleanup

Next Day Cleanup: **No**

Pile Relocation: **No**

Anticipated and planned services to be performed were communicated to French Hill Estates via email to allowing adequate time for client to decline services.

Instructions received from client: *(blank if none)*

No

Received from on

Event Date: 3/13/2023



P.O. Box 91055
Allentown, PA 18109-9998
Phone: (844) 614-1298
Website: <https://truewx.com>
E-Mail: techsupport@truewx.com

Certified Snowfall Report

Prepared For:



3/14/2023 - 3/14/2023

ZIP CODE:

Snowfall Total: 2.50

Ice Total: 0.00

Event Synopsis: After a period of rain, an upper-level trough moving in from the west merged with a coastal low-pressure system resulting in a nor'easter that combined with colder air to the north while delivering periods of snow to the area between 3 AM-9 PM on March 14th with most of the snow falling after 8 AM. During this period, some heavier snowfall reduced visibilities below one mile between 12-7 PM. Temperatures ranged from 33-37F during snowfall. Winds occasionally gusted up to 30-40 mph, resulting in times of blowing and drifting of the snow. Paved surface accumulations varied.

This report is certified by a trueWeather meteorologist based on meteorological data, including, but not limited to, radar, satellite, and snowfall measurements from the public and SKYWARN® spotters. We reserve the right to modify the report if additional or more relevant data/reports become available.

True Weather, LLC provides an array of custom weather forecasting and consulting services through our principal technology platform, truewx.com.



Certified Snowfall Report

Prepared For:



March 14, 2023

ZIP Code: 07470 (Wayne, NJ)

Snowfall Total: 2.50"

Ice Total: 0.00"

Event Synopsis: After a period of rain, an upper-level trough moving in from the west merged with a coastal low-pressure system resulting in a nor'easter that combined with colder air to the north while delivering periods of snow to the area between 3 AM-9 PM on March 14th with most of the snow falling after 8 AM. During this period, some heavier snowfall reduced visibilities below one mile between 12-7 PM. Temperatures ranged from 33-37F during snowfall. Winds occasionally gusted up to 30-40 mph, resulting in times of blowing and drifting of the snow. Paved surface accumulations varied.

This report is certified by a trueWeather meteorologist based on meteorological data, including, but not limited to, radar, satellite, and snowfall measurements from the public and SKYWARN® spotters. We reserve the right to modify the report if additional or more relevant data/reports become available.

True Weather, LLC provides an array of custom weather forecasting and consulting services through our principal technology platform, truewx.com.



**AGREEMENT BETWEEN
FRENCH HILL ESTATES HOMEOWNERS ASSOCIATION, INC.
AND
SNOWSCAPES, INC.
FOR
SNOW CLEARING and ICE TREATMENT SERVICES**

THIS AGREEMENT made this 9 day of November, 2022, between:

The "Association":

and

The "Contractor":

**French Hill Estates Homeowners Association, Inc.
c/o Wilkin Management Group
1655 Valley Road
Wayne, NJ 07470**

**Snowscapes, Inc.
443 Newark Pompton Turnpike
Wayne, NJ 07470**

WHEREAS, the Association wishes to engage Contractor to provide snow clearing and ice treatment services at the Association's property located at the Township of Wayne, County of Passaic, State of New Jersey (the "Property"); and

WHEREAS, the Contractor has submitted a proposal (the "Proposal"), attached hereto and made a part hereof as **Exhibit "A"** for these services; and

WHEREAS, the Contractor affirms that it has thoroughly examined and is familiar with the Property, all contract documents, including this agreement, and the worksite itself; and

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Association and the Contractor hereby agree as follows:

TERM & COMMENCEMENT

1. The term of this agreement (the "Agreement") shall cover the 2022-2023, 2023-2024 and 2024-2025 snow seasons, commencing with the 1st snowfall in the 2022-2023 snow season or November 1, 2022, whichever is earlier, and terminating after the last snowfall of the 2024-2025 snow season or April 30, 2025 whichever is later.

CONTRACTOR TO FURNISH

2. The Contractor shall perform all work described in the Proposal. If there is any conflict between the terms in this Agreement and the Proposal, this Agreement shall govern.
 - a. The Contractor agrees to do the following:
 - i. The Contractor will perform a pre-season site inspection before each season.
 - ii. The Contractor will be responsible to appear on site for any snowfall of two (2") inches or more. If the snowfall is less than two (2") inches, the Contractor will be responsible to appear on site only upon request from a designated representative of the Association. Snowfall shall be determined by ION Weather or Weather Works.

- iii. In no event shall snow be piled so as to obstruct the line of sight at intersections, and in no case shall snow be piled above three (3) feet in height at any intersection. Any snow that must be relocated from intersections shall be relocated to a location stipulated by the Association.
 - iv. The Contractor shall provide the telephone number of one (1) person employed by the Contractor, who will respond to questions asked by the Association. Responses shall be given within one (1) business day.
 - v. The Contractor shall also provide the Association with the telephone number of one (1) person whom the Association may contact in the event of an emergency, twenty-four hours a day, seven days a week, for an immediate response.
 - vi. At the end of each day when the Contractor has performed work on the Property, the Contractor shall pick up any and all trash and/or debris caused by the Contractor. If, in the reasonable opinion of the Association, or its agent, this requirement is not being met, the Association reserves the right to charge back to the Contractor for all appropriate clean up and/or other costs.
 - vii. The Contractor shall be reasonably available to attend Association meetings, as requested throughout the scope of this Agreement, at no additional cost to the Association.
 - viii. If requested by the Association, the Contractor agrees to meet with the Association's Board of Trustees (the "Board") to answer any questions and to inspect the work with Board Member(s) at no additional charge to the Association.
- b. The Contractor recognizes and acknowledges that the obligation imposed upon it by this Agreement is to provide services and materials in an expedient and thorough manner. To that end, the Contractor agrees to furnish a sufficiency of workmen, equipment and materials to perform the work and services required by the terms of this Agreement. In the event the Contractor fails to furnish such workmen, equipment and/or materials, or in the event of any substantial or material breach of this Agreement, the Association may, at its option, terminate this Agreement, which termination shall be effective upon receipt of the notice of termination by the Contractor.
- c. In the event of termination of this Agreement under the terms of Section 2(b), the Association shall have no further obligations for payments to the Contractor other than for services rendered and shall be entitled to a refund for any sums prepaid for services not actually rendered. The right of termination reserved to the Association pursuant to the terms of Section 2(b) shall be in addition to any other rights which the Association may have as a result of the breach of this Agreement by the Contractor, including the right to assert damages for such breach.

PRICE AND PAYMENT

3. Prices are set forth in the Proposal under Option 1 (seasonal option with 42" limitation with 18" and 12" floor).

The seasonal price of \$43,754.68 will be payable in five (5) installments. Four payments of \$8,750.94, with the fifth and last payment being \$8,750.92.

Should the calculated seasonable accumulation be less than 12", the Association shall receive a refund of \$15,112.64.

Should the calculated seasonable accumulation be less than 18", the Association shall receive a refund of \$6,045.05.

Should the 42" limited be reached, each additional inch shall be invoiced using the following rates:

- \$684.00 per inch of accumulation;
- \$65.00 per bag of calcium chloride, magnesium chloride or Ally-G; and/or
- \$682.50 per roadway and/or parking lot de-icing application.

Accumulation calculations to be calculated as detailed in the Specifications.

The Contractor shall send the Association a detailed invoice for each snow event during which services are performed. The Contractor's invoices shall set forth a detailed list of all services provided. So long as all contractual requirements are met, the Association will pay each invoice within thirty (30) days of its receipt. Any alteration or deviation from the work described in this Agreement which involves added costs must be approved by the Association in writing, in advance, before the Association shall be obligated to pay any additional charges. No surcharges shall be added to the prices in the Proposal. **No interest charges shall be made for payments beyond the due date.**

The total contract price to the Association for all goods and services to be provided pursuant to this Agreement shall be as set forth in the Specifications. Payment is due in full within thirty (30) days of the invoice date. Late payments shall incur a late fee of \$100.00 per month that the balance is not paid. The Association agrees that if the Contract has not been paid within sixty (60) days of the invoice date, the Contractor is not obligated to perform any work unless and until paid. The Contractor shall provide notice to the Association of any late payments and advise the Association if the Contractor intends to halt work as a result of nonpayment.

STORAGE OF SNOW REMOVAL EQUIPMENT AND MATERIALS

4. If the Association determines to provide the Contractor with approval to store equipment on site for any period of time, the Association will identify an area for such storage (the "Equipment Area"). The Contractor agrees to install a portable link fence around the Equipment Area. The Contractor shall be solely responsible for the items placed in the Equipment Area. The Association assumes no responsibility for any loss or damage to the portable link fence or any items contained in the Equipment Area. The Equipment Area shall be returned to its original condition within one (1) week of the end of the snow season. All materials shall be stored on pavement or concrete areas. No materials shall be permitted to be stored on grassed areas.

SIGNAGE AND BARRICADES

5. The Contractor shall exercise due care under the circumstances in the handling and storing of all materials, chemicals and equipment necessary for execution of the work and shall not load or unload any part of the work material, including salt, chemicals and equipment in any manner which would endanger its safety or the safety of persons or property.

EMERGENCY ACCESS AND COMMUNICATION

6. At no time during the course of work shall the Contractor interfere with, or render inoperable, any fire lanes, building entrances and/or exits, alarm systems or emergency equipment.

A handwritten signature in black ink, appearing to be "B. Page", with a long horizontal line extending to the right.

CHANGE IN SPECIFICATIONS

7. The Association, without invalidating this Agreement, may request changes in the work consisting of additions or modifications; and provided those additions and modifications are agreed to in writing by the Contractor, the price for the work shall be adjusted pursuant to the mutual agreement of the parties. Such changes in the work shall be authorized by written change order signed by the Association and the Contractor.
8. Pricing for certain additional services is included in the Proposal. Any other additional services shall be billed at a price to be separately agreed-upon by Association and Contractor. No additional services shall be performed without the Association's prior written authorization.
9. Except for price, all other terms of this Agreement shall apply to any additional services/work whether performed under a written change order.

GUARANTEE AND CORRECTION OF WORK

10. The Contractor warrants to the Association that:
 - a. Materials and equipment furnished under this Agreement will be of good quality and new unless otherwise required or expressly permitted in this Agreement; and
 - b. The work will be free from defects not inherent in the quality required or permitted; and
 - c. The work will conform to the requirements of this Agreement. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective by the Association.

ASSOCIATION AND UNIT OWNER PROPERTY

11. No vehicles and/or heavy equipment shall be driven onto or placed upon any lawns, grass areas and/or sidewalks. The Contractor shall protect all persons, doors, windows, siding, vents, stairways, lawn areas, bushes, trees and any other common elements and all unit owner and resident and Association property, during any work. All damage which occurs during the course of this Agreement, as a result of any action or inaction by the Contractor, the Contractor's agents, employees, subcontractors, or otherwise shall be corrected, replaced, repaired, painted or refinished by the Contractor at the Contractor's cost, at the sole discretion of the Association and to the reasonable satisfaction of the Association given the circumstances, within ten (10) calendar days, of such damage occurring and the receipt of notice of same. However, the Association, in its discretion, may (but is under no obligation to) repair and/or replace such damaged property and should the Association repair and/or replace such damaged property, the Contractor will reimburse the Association for any expense, cost and/or attorneys' fees the Association incurs in attempting to compel Contractor to repair and/or replace the damaged property and/or in repairing and/or replacing the damaged property itself and thereafter seeking to collect reimbursement.

The Contractor shall perform the work in such a manner as to prevent any damage to the buildings and units. Such protective measures shall be to the satisfaction of the Association. Should such damage occur, for whatever reason, repair and/or replacement to the reasonable satisfaction of the Association shall be the responsibility of the Contractor.

UTILITY LINES

12. The Contractor shall not cut, disconnect or disturb utility lines of any nature without permission from the Association and/or the authority having jurisdiction over such lines. The location of utility service and distribution lines in the buildings and/or under the ground are not known to the Association. In case of damage, utility lines must be restored immediately by the Contractor, without compensation, to the

same condition as they existed before work began to the satisfaction of the Association. Should damage occur to utilities in, on, under, or around the grounds, the Association shall be notified immediately of such damage regardless of the cause.

SUBCONTRACTORS

13. Regardless of any approved subcontracting, the Contractor shall remain primarily responsible to perform under the terms of this Agreement.

NO LIENS

14. Subcontracts are prohibited. If, however, any supplier of labor or materials files a lien for labor or materials within the scope of this Agreement, Contractor shall immediately satisfy such claim and remove the lien.

CONTRACTOR TO SUPERVISE

15. The Contractor shall supervise its workers and schedule its workers in accordance with the terms of this Agreement without further request by Association's management or a member of the Board of Trustees.

CONTRACTOR PERSONNEL

16. The Contractor expressly agrees to hire, in its own name, all personnel reasonably necessary for the discharge of its duties and obligations incurred pursuant to the terms of the employment of Contractor, which personnel shall not be the employee(s) of the Association, and compensation to such personnel shall be the sole responsibility of, and be paid by, the Contractor.

The Contractor accepts full and exclusive responsibility and liability for payment of federal and state payroll taxes and for contributions for unemployment insurance, old age pensions, annuities, retirement, and other benefits, imposed or assessed under any provision of any laws and measured by wages, salaries, or other remuneration paid or payable by the Contractor. The Contractor agrees that each subcontractor who performs any part of said work will accept the same responsibility and liability with respect to employees of such subcontractor.

- No workers under the age of eighteen years should be permitted on the Association's Property.

ASSOCIATION INSTRUCTIONS

17. The Association will not give instructions or orders directly to employees, agents or subcontractors of the Contractor except to persons designated as authorized representatives of the Contractor. The Contractor will not take instructions and/or special requests from any unit owner.

CONTRACTOR IS INDEPENDENT

18. It is expressly understood and agreed by and between the parties that the Contractor is an independent contractor and not the agent of the Association and that the Contractor is without authority to act for, or on behalf of, the Association, or to bind the Association in any respect whatsoever.

COMPLIANCE WITH LAWS

19. a. The Contractor will comply with all federal, state and local laws, rules and regulations, including, but not limited to, immigration laws, tax laws, social security acts, environmental protection laws, Occupational Safety and Health Administration and unemployment compensation acts, insofar as applicable to the performance of this Agreement and shall indemnify, defend and hold harmless, the Association and its managing agent from any penalties assessed against the Contractor and/or the Association and/or the Association's managing agent for any violation of any law or regulation. This paragraph is in addition to, and not in limitation of any other portion of this Agreement.

b. The Contractor, in performance of this Agreement, will act in accordance with all local, state and federal laws and regulations, including, but not limited to, those concerning chemical usage, transportation, storage, dumping, disposal, containment, clean up, remediation and/or preservation of, protection of and/or clean-up of the environment. This paragraph is in addition to, and not in limitation of any other portion of this Agreement.

c. The Contractor represents that it has and at all relevant times shall have valid professional licenses, permits and approvals necessary for the work contemplated herein and for any substance or material used or brought onto the Association's Property. The Contractor agrees to indemnify, defend, and hold the Association and its managing agent harmless with respect to any detriment which results from the Contractor's noncompliance with any federal, state and/or local laws, rules and/or regulations or the Contractor's failure to obtain or hold necessary approvals or permits. This Paragraph is in addition to, and not in limitation of any other portion of this Agreement.

INSURANCE

20. This Agreement is contingent upon the Association's approval of the Contractor's insurance coverage. The Contractor, concurrently with the signing of this Agreement, shall produce valid certificates of acceptable insurance coverage for comprehensive property liability, personal injury liability, automobile, vehicular and equipment coverage, and workman's compensation. "Acceptable" as used in this paragraph shall be determined at the sole discretion of the Association, and shall mean insurance written by a reputable insurance company, which company is licensed to conduct such insurance business in the State of New Jersey, and providing for Acceptable amounts of coverage, as follows:

- | | | |
|----|--|---|
| a. | Worker's Compensation | Coverage A - Statutory - New Jersey
Coverage B - \$1,000,000 |
| b. | Comprehensive General Liability | Bodily Injury:
\$1,000,000 each occurrence /
\$2,000,000 aggregate

Property Damage:
\$1,000,000 each occurrence |
| c. | Automobile Liability
(COI must expressly state that snow
plow operations are covered.) | Bodily Injury:
\$1,000,000 each occurrence

Property Damage:
\$1,000,000 each occurrence |

Such insurance certificates shall provide that the policy of insurance cannot be canceled without ninety (90) days prior written notice thereof to the Association. Simultaneously with the execution of this Agreement, the Contractor shall produce a valid certificate of insurance showing policy number, deductible and amounts of coverage for said insurance. **THE ASSOCIATION AND THE ASSOCIATION'S MANAGING AGENT SHALL BE NAMED AS ADDITIONAL INSURED UNDER SUCH POLICIES. CONTRACTOR SHALL PROVIDE ASSOCIATION WITH A COPY OF ADDITIONAL INSURED ENDORSEMENT.** The Contractor is solely liable for any deductible and the Contractor further agrees to repair any damage it may cause within ten (10) calendar days of its occurrence or the receipt of notice of same, to the satisfaction of the Association. This

Paragraph shall not be construed or deemed to, in any way, limit any liability of the Contractor to the Association.

PAYMENT-NO BASIS FOR WAIVER, RELEASE OR ESTOPPEL

21. At no time will payment to the Contractor relieve the Contractor from any claim by the Association, the unit owners and/or the residents for defective work or damages to any real and/or personal property of the Association, the unit owners and/or residents which may occur during the performance of services. Payment to the Contractor will not be used by the Contractor as a basis for any defense including but not limited to waiver, release and/or estoppel, with respect to any claim the Association, the unit owners and/or the residents may raise against the Contractor.

FAILURE TO PERFORM

22. If either party must take steps to enforce the terms of this Agreement, then the prevailing party may recover from the other any proven loss resulting from the others breach, including damages and reasonable attorneys' fees and costs of suit.

WORKMANLIKE PERFORMANCE/WARRANTY

23. By executing this Agreement, the Contractor expressly warrants full and complete compliance with this Agreement and expressly warrants that all work done shall be completed in a workmanlike manner, in compliance with industry standards and in a commercially reasonable fashion. Notwithstanding anything else set forth herein, the Contractor unconditionally warrants all materials and labor performed and/or services provided for the season in which the work is performed.

INDEMNIFICATION

24. The Contractor hereby agrees to indemnify and save harmless the Association and its managing agent from liability for any damage or loss that occurs during or in connection with the Contractor's performance of the contract work, whether it be caused by the negligence of the Contractor, its agents, employees, sub-contractors or servants. The Contractor agrees to defend against any claims brought or actions filed against the Association and/or the Association's managing agent with respect to the subject of the indemnity contained in this Agreement, whether such claims or actions are rightfully or wrongfully brought or filed. However, if the Association or its agent elects not to have the Contractor perform certain services, after the Contractor has advised the Association to perform said services, the Association shall indemnify, defend and hold the Contractor harmless from liability for any damage or loss that occurs during or in connection with the Association or its agent's decision not to have the Contractor perform certain services.

If either party in enforcing any part of this indemnity contract, incurs necessary expenses, or becomes obligated to pay attorney's fees or court costs, the parties agree to reimburse each other for such expenses, attorneys' fees, and/or other related costs within thirty (30) days after receiving written notice from the other that it incurred such expenses, costs, or obligations.

REMEDY

25. The parties agree to work together in an effort to resolve any conflict that may arise during the term of this agreement. In the event the Association has reason to believe that the Contractor has failed to perform in accordance with the terms of this Agreement, the parties agree to meet onsite or at a mutually convenient location, to discuss the issues in an effort to reach a resolution.

TERMINATION

26. This Agreement may be terminated by either party, with or without cause, at any time. Prior to any termination, the party wishing to terminate the contract shall provide notice of its intention and allow the other 10 days to cure the deficiency. If the deficiency cannot be cured, termination shall be effective three days following written notice of termination. Upon termination, the parties shall satisfy the outstanding obligations of the contract up to the point of termination and thereafter, they shall have no further obligation to one another, The parties shall be entitled to a refund for any sums prepaid for services not actually rendered.

ENTIRE AGREEMENT

27. This writing constitutes the entire Agreement between the parties. Any modifications to this Agreement shall be made in writing and signed by both parties.

NO ASSIGNMENT

28. This Agreement may not be transferred or assigned by either party hereto without prior written approval of the other party.

AGREEMENT GOVERNS

29. In the event the terms of this Agreement conflict with the Proposal or any specifications, the terms of this Agreement shall govern. Any alteration or deviation from the work described in this Agreement which involves added costs must be approved by the Association in writing, in advance, before the Association shall be obligated to pay any additional charges.

NOTICE

30. Any notices under this Agreement shall be mailed to the parties at the addresses first-listed above, with copies to:

**McGovern Legal Services, LLC
850 Carolier Lane
North Brunswick, New Jersey 08902**

BINDING EFFECT

31. This Agreement shall inure to the benefit of, and shall be binding upon, the parties hereto and their respective heirs, successors, administrators and assigns.

CHOICE OF LAW AND CONSENT TO EXCLUSIVE JURISDICTION

32. This Agreement shall in all respects be construed and interpreted in accordance with and governed by the laws of the State of New Jersey notwithstanding any Conflicts of Law law(s) whether such Conflicts of Law law(s) be New Jersey law or otherwise. Jurisdiction over disputes, if any, arising under this Agreement shall be exclusively with the State Courts of the State of New Jersey, and venue shall be in the County of Passaic.

SEVERABILITY CLAUSE

33. In the event that any term(s) or provision(s) of this Agreement are declared invalid or unenforceable by any Court of competent jurisdiction or any Federal or State government agency having jurisdiction over the subject matter of this Agreement, the remaining terms and provisions shall remain in full force and effect.

HEADINGS

34. The headings appearing herein are inserted only as a matter of convenience and do not define, limit, construe or describe the scope or intent of the sections.

PARITY

35. This Agreement shall be construed on a parity basis. This Agreement is the result of input from both parties and the identity of the draftsman shall not be utilized in the interpretation of any provision of this Agreement.

COUNTERPARTS

36. This Agreement and any amendments, waivers, consents or supplements may be executed in counterparts, each of which when so executed and delivered shall be deemed an original, but all such counterparts together shall constitute but one and the same instrument.

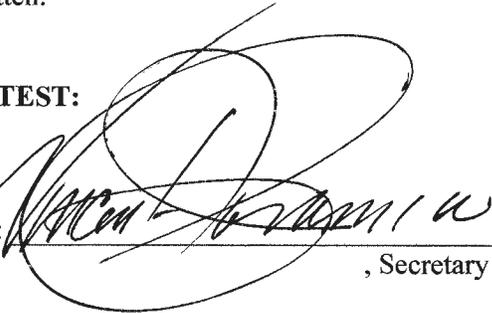
FACSIMILE OR EMAIL TRANSMISSION

37. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a “.pdf” format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or “.pdf” signature page were an original thereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

ATTEST:

BY:



, Secretary

FRENCH HILL ESTATES HOMEOWNERS ASSOCIATION, INC.

BY:



Scott Walode, President

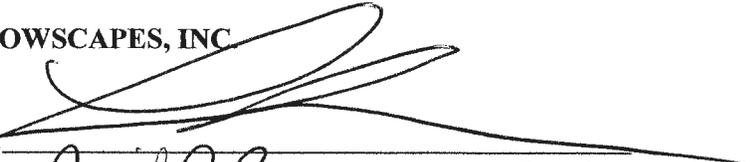
ATTEST:

BY:

, Secretary

SNOWSCAPES, INC.

BY:



David P. Ross, President

CORPORATE ACKNOWLEDGMENT

STATE OF NEW JERSEY)
) ss.
COUNTY OF)

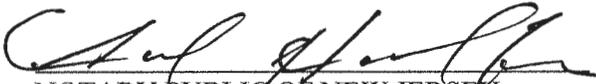
SAUL J. HANDELSMAN
Commission # 50166788
Notary Public, State of New Jersey
My Commission Expires
July 28, 2026

On the 9 day of November 2022, SCOTT WACOP personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person signed and delivered the foregoing document as the President of French Hill Estates Homeowners Association, Inc. (the "Association"); and

(b) this document was signed and delivered by the Association as its voluntary act and deed by virtue of authority from its Board of Trustees.

Signed and sworn to before me on
9, November, 2022

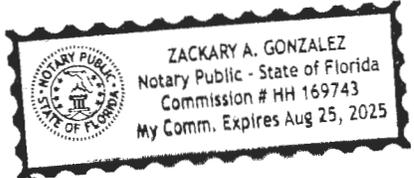

NOTARY PUBLIC OF NEW JERSEY

SAUL J. HANDELSMAN
Commission # 50166788
Notary Public, State of New Jersey
My Commission Expires
July 28, 2026

Florida

CORPORATE ACKNOWLEDGMENT

STATE OF NEW JERSEY)
COUNTY OF Monmouth) ss.



On the 14 day of NOV, 2022, David P Rizzo personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed and delivered the foregoing document as the President of Snowscapes, Inc. (the "Contractor"); and
- (b) this document was signed and delivered by the Contractor as its voluntary act and deed by virtue of authority from its Board of Directors and/or Trustees.

Signed and sworn to before me on Nov, 14, 2022

NOTARY PUBLIC OF NEW JERSEY

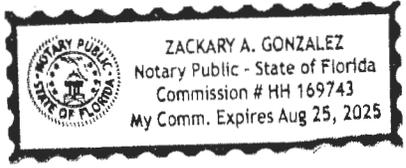


EXHIBIT
“A”
(Proposal)



Winter Storm Care Services
2022 - 2025

Proposal Prepared For:

French Hill Estates Homeowners Association, Inc.
c/o Wilkin Management Group
1655 Valley Road
Wayne, NJ 07470

Attn: Allison Liss

The specifications contained within have been written for use between Snowscapes, Inc. and French Hill Estates Homeowners Association, Inc. care of Wilkin Management Group and may not be used for any other purpose or by any other party.

443 NEWARK POMPTON TURNPIKE
WAYNE, NJ 07470
PHONE: (201)473-4400
FAX: (201)301-9140
WWW.SNOWWARRIORS.COM

SNOWSCAPES, INC. A FLORIDA CORPORATION
DOING BUSINESS IN NJ AS SNOWSCAPES OF NEW JERSEY, INC
DOING BUSINESS IN PA AS SNOWSCAPES OF NEW JERSEY, INC
DOING BUSINESS IN NY AS SNOWSCAPES, INC
DOING BUSINESS AS REMCO LOGISTICS & EQUIPMENT

Client Initials & Date: _____

Snowscapes Initials & Date: _____

Specifications

As the Precipitation Occurs or Prior to Occurring the Contractor will apply de-icing materials to the roadways and clubhouse parking lot. De-icing materials will also be applied to the parking spaces where not blocked by parked cars. Application times may be made prior to critical times or at the request of management or more frequently during ice events and/or mixed precipitation events.

As the Precipitation Accumulates the Contractor will clear roadways and clubhouse walks on approximately 1 to 2" intervals. Contractor shall not be required to pause or delay operations for residents to move their vehicles or other obstructions. During the overnight hours, instances where temperatures become dangerous for employees and storms exceeding 10", the total accumulation may build up beyond two inches.

As the Precipitation Concludes the contractor will perform a final clearing of the roadways and begin driveways, unit entrances and unblocked paved surfaces. At this time, the large common walks, fire hydrants and storm drains shall be cleared. De-icing materials will be applied as the areas are cleared. Completion of the precipitation shall be confirmed by Doppler Radar because of the coastal swirling that occurs in the Northern New Jersey region. Contractor will make effort to begin this final clearing prior to the snow event's conclusion by timing troop deployment in conjunction with information obtained from Doppler radar.

During Ice, Sleet or Freezing Rain Events, de-icing materials will need to be applied more frequently.

During the "Next Day Cleanup" Following the Event the Contractor will clean parking spaces which were previously blocked, curb lines, inspect walks, ramps and roadways for ice and snow accumulation which may have refrozen, blown, fallen, etc. Contractor will clean remaining paved areas which were previously blocked or safe access was denied during the initial storm.

The Association is instructed to and will advise the residents to not attempt to signal, speak to or otherwise distract snow removal operators in any way shape or form; and to not stand near, walk near or travel near the machines and/or operators at any time. The Contractor will not attempt to clean around parked cars or shovel out cars which were not relocated to underground parking.

Services will be provided for winter events which do not accumulate beyond 1 inch of accumulation. In this case, the Contractor may choose to pre-treat or post-treat the roadways, walks and parking lot entrances. The Contractor may also choose to clear the walks prior to applying de-icing materials or any combination of the three with either a liquid and/or a liquid and solid anti-icing material in attempts to prevent the falling or fallen precipitation from becoming slippery.

SECTION 1 –SPECIFICATIONS

- The Association acknowledges and agrees to utilize Slicer, Rock Salt, Liquid Calcium Chloride, Liquid Magnesium Chloride or Brine on roadways, parking areas, parking lots, drive-in ramps and driveways.
- The Association acknowledges and agrees to utilize granular or liquid calcium chloride, granular or liquid magnesium chloride, AccuMelt, AccuMelt Pro, Pro Slicer, BASF / SynaTek Entry, BASF / SynaTek Ally-G on sidewalks, walkways, stairs or other pedestrian surfaces.
- The Association agrees and acknowledges that de-icing materials are chlorides and can affect sidewalks, roadways and other building materials they come in contact with. The Association further agrees and acknowledges that they are requesting the Contractor to apply these materials on their property and will not hold the Contractor responsible for wear or damage to surfaces, materials, or vegetation as a result of the materials being applied, unless Contractor is negligent.
- Contractor will be granted access to store machinery on site for use on-site.
- Contractor will be granted access to store de-icing materials on site for use on-site.
- The Contractor will have the authority to make the decision as to when to commence with snow removal services.
- Where possible, in the sole discretion of the Contractor, snow from the roadways will be plowed to the side of the street that does not have an adjacent sidewalk.
- Snow will be removed from the fire lanes, fire hydrants, storm drains, dumpster areas, recycling areas, front and rear of all mailbox enclosures and the clubhouse area.
- Contractor will attempt not to limit the vision of vehicles and pedestrians at intersections. Typical corner pile height is approximately 2' measured from the top of the Belgium block to the top of the pile. The Association agrees and acknowledges that this will not be performed in snow events that exceed 6" of accumulation. In this case, pile relocation may be performed at the request of the Association.
- The Association shall not give instructions to employees, subcontractors, service providers or agents of Snowscapes, Inc. All conversations will occur between the chosen representative and Snowscapes, Inc.'s chosen representative.
- Contractor will make efforts not to pile snow on trees and shrubs.

SECTION 1 –SPECIFICATIONS

- Contractor will replace the trees and shrubs sufficiently damaged by the plowing action or as a result of the crews mounding the snow/ice providing the damage warrants the replacement of the tree or shrub in the spring months following the winter season. Any materials damaged will be replaced with the same species of plant material. i.e.: A white pine will not be replaced with a kwanzan cherry.
- Contractor will be responsible for damage to turf areas which may be damaged by Contractor's plowing services. Contractor will reseed these areas with a Kentucky bluegrass mixture the following spring. Contractor will not be responsible for turf damage as a result of de-icing materials.
- As part of the normal plowing operations, it is normal for plows to clear main roads several times per storm. In the event, neighboring properties clear their walks before the roads are completely clear, the Contractor shall not be liable to clean their walks should snow be placed back on the walks.
- During snow events snow will be plowed into the corners of the lots. In most events snow will be piled in a manner that utilizes the parking spaces in the corner of the lots. Large snow events may require additional parking spaces. If requested by the Association, these piles may be moved from the pavement to adjacent turf as part of relocation services. Contractor shall not be responsible for damage to turf, irrigation, curbing or other hidden obstructions as a result of the relocation. The Association acknowledges, agrees and understands its request involves operating heavy machinery on, but not limited to, turf, curbing and other hidden obstructions.
- The Contractor may service select reported trouble areas after the 'Next Business Day Cleanup' has occurred.
- Contractor shall not be responsible to clear entranceways of neighboring properties just as townships are not responsible to clear entrances to driveways.
- The Association acknowledges, agrees and understands labor working outside of machinery cannot work safely when temperatures, including windchills, fall below zero degrees Fahrenheit. The Association acknowledges, agrees and understands this labor, without penalty, will pause services. Services will resume upon storm completion or as conditions dictate.
- The Association acknowledges and agrees the Contractor is not responsible to plow, clear or shovel around parked cars, construction equipment, construction materials or other. The Association will keep service areas clear of obstructions.
- The Association will be responsible to report conditions in a timely manner that arise such as, but not limited to, melt and refreeze conditions, drainage or pooling issues, roof or gutter leaks, melting piles, or municipal or other contractor work.

SECTION 1 –SPECIFICATIONS

- The Association is responsible for damage to objects protruding from surfaces to be cleared by the Contractor. Objects include, but are not limited to, speed-bumps, man-hole covers, storm drains, sprinklers, water caps or shut-offs, or obstacles within one foot of the surfaces edge. Owner acknowledges and understands that snow plowing involves a truck, machine or human pushing a steel, poly or rubber blade across the surface of pavement, concrete, brick, wooden or other surface. Contractor is not responsible for surface scrapes or scratches. The Association is responsible for all damages caused to and/or by hidden obstructions or obstructions shown above.
- Contractor is not responsible for snow/ice/melting snow falling from the roofs of buildings. In the event this occurs, Management should notify the Contractor in order for the Contractor to treat the area where the overflow from the roof occurred. Any slip and fall or other injury incurred as a result from the falling snow/ice/melting snow will not be the responsibility of the Contractor.
- Contractor will not be responsible for conditions resulting from, but not limited to, gutters and downspouts, roofs, balconies, awnings or canopies, poor drainage or grading, deteriorated pavement or sidewalks, pot holes or low grade areas that collect water.
- Contractor is not responsible for slip and falls on painted concrete, wooden decks or stairs, or smooth surfaces such as marble or polished concrete.
- The depth used for invoicing purposes will be the reported amount from True Weather or I-ON Weather. The reports will be attached to each invoice for Association records.
- If in existence, patios around swimming pools are not required to be cleared.
- The Contractor and Association, or their managing agent, will conduct a walkthrough to note any issues or damages to the grounds prior to the start of the winter season.

Resources

Possible and Anticipated Equipment for use at French Hill Estates Homeowners Association, Inc.

Possible and Anticipated Equipment for use at French Hill Estates Homeowners Association, Inc.	
F-250	0.2
Skid Loader	1.0
Labor	3.0

SNOWSCAPES, INC reserves the right, without notice to the Association, to make adjustments to the possible and anticipated equipment based upon Contractor's experience gained from working on-site.

Pricing

OPTION 1 (Seasonal option with 42" limitation with 18" and 12" floor)

If any information is unclear or needs explaining, please do not hesitate to call us at 201-473-4400.

For the seasons covered under this Agreement, the Association shall be invoiced \$43,754.68 in 5 equal installments. Invoice dates (Net 30) are as follows:

October 1st (due October 30th), November 1st (due November 30th), December 1st (due December 30th), January 1st (due January 30th) and February 1st (due March 2nd)

- Should the calculated seasonal accumulation be less than 12", the Association shall receive a refund of \$15,112.64
- Should the calculated seasonal accumulation be less than 18", the Association shall receive a refund of \$6,045.05
- In the event the 42" limitation is reached, each additional inch shall be invoiced using the following rates: \$684.00 per inch of accumulation. \$65.00 per bag of calcium chloride, magnesium chloride or Ally-G. \$682.50 per roadway and/or parking lot de-icing application.

For the purpose of this contract an occurrence shall be defined as one consistent period of precipitation. For example: the snow starts and continues for a period of seven (7) hours without stopping for any length of time. The contractor plows the snow twice and applies a de-icing agent at the completion of the precipitation. This would be considered an occurrence. However, after the completion of the storm, additional precipitation accumulates, and the contractor is forced to either perform plowing services or apply a de-icing material. Due to the fact that the two areas of precipitations were separate they would be considered another occurrence. In the event that the period of precipitation results in accumulations that do not warrant a full plowing, at the decision of the Contractor, the de-icing application may still be considered an occurrence or may fall within de-icing/anti-icing clause in the specifications. Events with accumulations less than 2" shall be considered 2" for the purpose of this contract. Example: If water should refreeze on walks and/or asphalt surfaces and the contractor has to reapply salt and/or calcium/magnesium chloride "this application" shall be considered 2" of accumulation.

The above represents the cost to service the roadways, driveways, parking lots, sidewalks, mailboxes and fire hydrants as outlined in the specifications.

OPTION 2 (Seasonal option without accumulation limitation)

If any information is unclear or needs explaining, please do not hesitate to call us at 201-473-4400.

- For the seasons covered under this Agreement, the Association shall be invoiced \$54,693.35 in 5 equal installments. Invoice dates (Net 30) are as follows:

October 1st (due October 30th), November 1st (due November 30th), December 1st (due December 30th), January 1st (due January 30th) and February 1st (due March 2nd)

The above represents the cost to service the roadways, driveways, parking lots, sidewalks, mailboxes and fire hydrants as outlined in the specifications.

OPTION 3 (per event basis)

If any information is unclear or needs explaining, please do not hesitate to call us at 201-473-4400.

Accumulation	Cost Per Bracket
0" to 0.9"	\$720.00
1.1" to 1.9"	\$1,383.00
2" to 3.9"	\$1,844.00
4.0" to 5.9"	\$3,688.00
6.0" to 7.9"	\$5,071.00
8.0" to 9.9"	\$6,454.00
10.0" to 11.9"	\$7,376.00
12.1"+	\$670.55

Typical Operations

Snowfall Amounts	Roadways Plowed	Roadways De-Iced	Sidewalks Cleared	Sidewalks De-Iced
0" - 1"	No	Yes	Yes	Yes
1.1" - 1.9"	Yes	Yes	Yes	Yes
2.0"+	Yes	Yes	Yes	Yes

Minimum Charge: A minimum charge of \$24,612.01 shall be invoiced in 4 equal installments commencing October 1st. The minimum charge will be applied to each snow event until such time the minimum charge balance has reached zero. At this time, future snow event shall be invoiced following each event.

Roadway De-icing: Application of liquid treated rock salt for roadways: \$682.50

Walkway De-Icing: Application of magnesium chloride, calcium chloride, potassium formate or potassium acetate to concrete, stone, brick and paver surfaces:

1. \$65.00 per 50-lb bag of Calcium or Magnesium Chloride or approved de-icing materials
 - a. Estimated 9.19 bags per application

Driveway De-Icing: Application of liquid treated rock salt (cost per driveway): \$15.00

The above represents the cost to service the roadways, parking areas, sidewalks, mailboxes and fire hydrants as outlined in the specifications.

Snow Carting and Relocation – Applies to All Options

Snow will be plowed into the corners of the lots or areas agreed upon between management and contractor. In most events snow will be piled in a manner that utilizes the parking spaces in the corner of the lots. Large snow events may require additional parking spaces

In the event it is jointly determined that the snow must be removed/relocated/melted and/or dumped/blown on or off-site, the Association will be responsible for the fees associated with the relocation process. Permits or licenses associated with this removal will be the responsibility of the Association.

Snow melters and snow relocation via carting or blowing is performed on a time and materials basis using to port-to-port calculations. A four-hour minimum shall apply to for each service.

Laborer with Shovel: \$90.00 /hr

Supervisor: \$120.00 /hr

Bobcat 570, 650 or similar equipped with a snow bucket: \$250.00 /hr

Case 321 or similar equipped with a snow bucket: \$275.00 /hr

Case 621 or similar equipped with a snow bucket: \$300.00 /hr

Bobcat 570 or 650 or similar equipped with Virnig or similar Snow Blower: \$300.00 /hr

Case 321, Bobcat 5600, Bobcat 770 or similar equipped with Virnig or similar Snow Blower: \$325.00 /hr

3-4 yard dump truck: \$225.00 /hr

7-8 yard dump truck: \$275.00 /hr

12-14 yard dump trailer with truck: \$300.00 /hr

French Hill Estates Homeowners Association, Inc. chooses option:

(Choose one of the three options below)

Option 1 Seasonal option with 42" limitation with 18" and 12" floor

~~Option 2 Seasonal option without limitation~~

~~Option 3 Per-event basis~~

~~French Hill Estates Homeowners Association, Inc. and its managing members have read and understand the specifications and pricing outline. French Hill Estates Homeowners Association, Inc. chooses Option #: _____.~~

(Please Sign Here)

(Print Name)

(Title)