

# **DEEG POND CONDOMINIUM ASSOCIATION**

## **ICE DAM POLICY**

Dear Homeowner:

Due to the extensive work related to ice dams which may occur from year to year, depending upon the weather, and the potential for extensive damage caused by ice dams, the Association has determined in it is necessary to have a policy for removal of ice dams and repairing damage caused by ice dams.

Section 9.01(b) of the Association's Declaration provides that: "any Common Expense or portion thereof benefiting fewer than all of the units may be assessed exclusively against the units benefited, on the basis of (i) equality, (ii) square footage of the area being maintained, repaired or replaced, or (iii) the actual cost incurred with respect to each unit." This is also consistent with the Minnesota Common Interest Ownership Act, Chapter 515B, which is the statute governing common interest communities in Minnesota.

The Association has approved a resolution to remove all ice dams and repair any damage caused by ice dams. In accordance with the section referenced above, the costs incurred for this work will then be assessed back to the unit where the work was performed, based on the actual costs incurred related to that unit.

The Association will continue to use Cities Management to request work to be done. This will provide documentation and vendors who the Association and homeowner will know are properly insured. **Call 612-381-8600 to enter a maintenance request for snow or ice dam removal.**

Ice dams usually occur in valley areas above heated living spaces and areas directly above gutters. They are caused by heat loss, usually from inadequate insulation and/or ventilation. Homeowners are encouraged to order an energy audit of their homes to discover insulation gaps and/or air leaks. Please note, interior work (e.g. adding insulation) is the responsibility of the Homeowner.

Removing snow by raking will usually allow the sun to heat the roof enough to melt the snow. Ice Dams are not common; we hope this is a blip on the radar and weather patterns revert back to minimal ice damming.

The cost for this work starts at \$125 per hour depending on if it is snow raking/removal or ice dam removal. Ice Dam removal is always a crew of 2 for safety and speed reasons. If a homeowner would like to use an alternate vendor, they would need to fill out the architectural change form. This would mainly be to get proof of insurance from the vendor to protect the Association.

Any questions should be directed to the management company.

Emily Jaekels  
Association Manager  
612-381-8600  
emilyj@citiesmanagement.com