

SNOW REMOVAL IN MANITOBA... ITS A SURE THING!



If there is, one thing you can count on in Manitoba it's snow. Some years it arrives early as it did this year and some years it arrives later, but ultimately it always arrives.

One of the many attributes of living in a condo is you don't have to worry about shoveling or blowing the snow, that's the Property Manager and Board of Directors job to arrange.

Therefore, here are some checklist items and questions for Boards and property managers to consider when choosing a snow removal company.

- 1) Do they have insurance?
- 2) Do they have any claims against them for slip and falls?
- 3) Do they have a clear WCB standing?
- 4) Do they keep proper snow removal logs for insurance purposes?
- 5) Have you had previous experience with the trade? If not, ask for references.
- 6) Are they reliable?
- 7) Do they perform well?
- 8) Where is your property on their cleaning schedule? i.e. are you the first on their list or the last. We all want to be first but that's just not reasonable, so find out where you are.
- 9) If you are the last you may be waiting until early evening to have the snow removed from your walks and lots. It is important that walks are kept free and clear of ice and snow at all times to limit the liability the Corporation may face in a slip and fall claim.
- 10) Do they spread and provide ice melt, sand and grit after every clearing.
- 11) Do they attend after every snowfall regardless of the amount that has fallen, be clear on what your expectations are.
- 12) Do they have adequate staff and equipment for the size of your property to provide proper service, review this with them?
- 13) Do you have a fixed monthly rate with unlimited drive throughs and walkway clearings or do you pay per visit and based on time spent?
- 14) One of the advantages of paying a fixed monthly rate is for budgeting and with the exception of hauling, you can figure out what the annual cost of snow removal will be. In some years, choosing a fixed monthly rate works in your favor due to the amount of snow that has fallen while some years when there is not as much snow it does not. However, at the end of the day, a fixed monthly rate is a budgeted figure and it all washes out in the end with no big hits or surprises to your budget.
- 15) When reviewing quotations make sure you are comparing apples to apples and all trades are quoting on the same parameters of the contract.
- 16) Should you sign a contract? The advantage of signing a contract is you are ensuring your property is on the list for service. If you call them out as needed you will be at the bottom of the list for service and that may take a day or two to provide as they are busy servicing their contractual customers.



Be clear and precise on what you expect from them in terms of the service they are offering. Meet them at the site and review the areas that require clearing so there is no room for errors or a misunderstanding on what is expected. As well, if they will need to pile snow on the property, be sure to identify which areas they can use, taking into account possible damage to structures or landscape features. Walk the property prior to the snow fall season with the contractor to check for pre-

existing damages. Walk the property with them again in the spring at the end of the contract to check for damages that may have occurred during the course of their contract. Ensure that they repair the damages or arrange the repairs and charge it back to them.

Also, help your owners be safe by placing ice melt buckets in the lobbies for their use and barrels of sand and/or grit throughout the property to be used in the lots. Let

the owners know they are there for them to use should they come across icy and slippery areas.

Winter and snow in Manitoba is a sure bet, but the question is "are you ready for it?" 🍁

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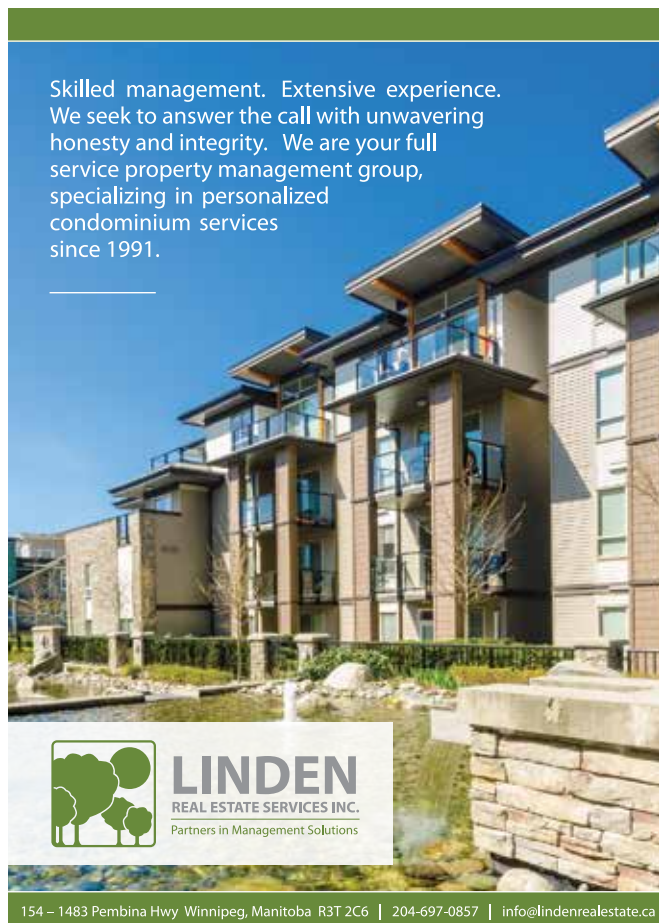
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