



## **SNOW EQUIPMENT STORAGE FACILITY UPDATE**

**May 8, 2024**

The snow removal equipment storage area will be relocated from its current location on Aurora Mills Drive to the location identified in our April 14 communication, adjacent to the entry circle. The gravel pad will be removed from the current area and that area will be re-seeded.

The new storage area will consist of only a crushed stone pad in the new location for the 2024/2025 winter season. Plans for construction of a pavilion in this area have been placed on indefinite hold. There are two reasons for this: after receiving some negative feedback from some residents, the board has decided to seek more community input before committing to construction of a pavilion; a second reason is that the parcel of common property upon which we plan to store the equipment has not yet been conveyed to the Association and still appears in town property records as being held by Marrano. While this issue is largely a technical one (since Marrano is contractually obligated to transfer all common property to the Association) we do not want to accept title to any common area property until Marrano has met all its obligations to us, principal among them restoration of the retention pond to its original state and stormwater retention capacity.

Marrano is dragging its feet in addressing the pond obligation, but we have the support of the Town of Aurora who is requiring full restoration of the retention pond before discharging Marrano of its obligations under the original development plan permits. Our negotiations continue with Marrano on this and a few other more minor items, but we have advised them that any suggestion that we participate financially in the pond remediation is a non-starter. In any event, the Town will not permit any type of construction beyond a temporary pad until Aurora Mills is the record owner of all common property. Therefore, in summary, the only actions to be taken with regard to snow equipment storage this year will be the installation of a new gravel pad near the entry circle, and restorative landscaping of the vacant property on Aurora Mills Drive (the snow equipment storage location for the last two seasons).