

Revised Bike Policy and Implementation Procedure

1/9/22

Dear owners:

Described below is a *revised bike policy* that was passed by the VACA Board on December 9, 2021. The policy was needed because we are experiencing increased bike usage, lack of bike storage, unused bikes, and disruption to garbage removal.

As a result of this revised policy, we are asking all owners and renters to remove any:

- 1) inoperable, unused, or abandoned bikes from the garage or common areas of the building (i.e., floors 1 - 7).
- 2) personal items that are being stored, unless previously approved by the Board, from the common areas and utility rooms (floors 1 -7).

Please remove these items by February 1, 2022. The bike committee noticed that there appeared to be several abandoned or infrequently used items in the common areas. *Please clean them out.* An attempt will be made to identify the owner of the bike or personal item and then it will be donated or discarded.

The bike committee, consisting of the owners Bernie Ryan, Dan Tomal, and Paul Amsterdam, will assess the results of the bike policy within three months and then report back to the Board. We hope this *no cost, revised policy* will adequately address the bike situation. Otherwise, the committee will explore other actions such as a bike storage shed, additional designated bike area, or bike racks.

Thank you for your support and cooperation for this policy. If you have any questions, please contact a member of the bike committee. If you rent your unit, please make sure your renters are aware of this policy.

Sincerely,

Mario Andella

VACA Boards President

Revised bike policy (to be included as an addition to the current policy found on page 25 of the *Rules and Regulations*):

“The intention of bike storage is to provide space for active bike riders and not storage space for non-active riders over an extended period (i.e., two weeks or more), nor storage of inoperable bikes (e.g., bikes not in use and/or with flat tires).

An attempt will be made to notify owners who have bikes with no identification, inoperable bikes, or stored on an extended period to remove them. If bikes are not removed within a timely manner (i.e., two weeks) they will be removed, and placed outside and then donated or discarded after two months if not repaired or used.

Designated areas for storing bikes by active riders (owners or renters) include the owner's personal storage room, building garage, the common storage areas on floors 1, 2, 4, 5, and 6 (not 3 and 7) the electric utility rooms on floors 2, 4 and 6, bike rack behind the garden shed, and along the wood fence by the north/east parking lot.

Bikes are not to block electrical equipment or walkways, should not block personal or building items being stored that have been approved by the board, and bikes must not block access for disposing garbage from garbage container. No owner has preferential treatment or a personal designated storage space, unless in the owner's personal storage area. Use of bike space in these approved common areas are on a first come, first-serve basis.

The use of bike storage areas is intended for owners or renters and not for the public or extended guests. Guests of owners, with the approval of an owner, can store bikes in an approved area for a reasonable, brief period of time (i.e., 2 weeks). Storage of bikes anywhere on the property or building not designated as an approved storage area is not allowed.”