

RECOMMENDATIONS TO THE VACA BOD BY THE 'PARKING RULES REVIEW' COMMITTEE

The Committee was formed at the request of Mario Andella, Pres. and the BOD members to address the numerous concerns owners were expressing regarding the parking rules. It is noted that the present state of the construction of the car ports and the issues that have arisen as a result are outside the purview of this committee.

The committee focused on the present rules, and have reviewed those rules and submit the following suggestions most with photos to depict the recommendations more accurately:

Photo #1 & #2- The EMT's/Fire Dept. historically have responded to an emergency by entering the 'one way' coming in from Venice Ave. where they drive up to the east side of the elevator equipment building and park. Since the rigs cannot go beneath the portico roof, they have to go alongside this part of the building.

Therefore, we recommend that the curb be painted red with yellow lines placed appropriately with yellow signage that says, "NO PARKING EMERGENCY VEHICLES" written in that space.

Photo #2- The curb in front of the fire hydrant and the fire hydrant itself would be painted red to deter anyone parking there.

(Some of the photos are not of VACA and are examples of what other associations have done; e.g. The photo with yellow curbing and signage on the asphalt)

Photo #3 - Speaks to the need for contactors to park their vehicles, especially while they are actively working on renovations of a unit. It is our opinion that the premier place for that would be alongside the wall of the garbage area. It also would be for loading and unloading, deliveries, etc.

It is noted that several residents expressed concern regarding where the contractors could do their 'prep work' during a renovation for example. At times this has been conducted on the balcony outside of the owner's unit or alongside the first floor outside areas. The committee suggests that a possible place for the contractors to work would be inside the refuse area, given that there is little other space available.

A second place that could be designated for contractors would be at the end of carport two closest to the building. We have precious little space to provide for all of our needs, especially during 'season', and this could help give us some more room.

Photo #4- Speaks to the use of the "Guest" spots. They should be clearly marked, and we are leaving that up to the ROD in consideration of not having knowledge of how they will be marked. We recommend that they be used for guests whenever possible and not be abused by owners.

Photo #5- Addresses the activity under the portico at the main entrance. We recommend a 15 minute limit on loading and unloading. Ideally, a sign mounted on the wall just NW of the portico (see photo #5) would instruct accordingly, and be clearly visible. The committee discussed the possibility of placing on those signs, "Tow Away Zone". The implications of issues that the statement might incite resulted in not recommending it.

Photo #6- The residents of the first floor have had issues with vehicles parking in front of their units, and we feel with justification. Vendors, contractors, etc. traditionally use those areas. Therefore, we recommend that the curbs in front of the first floor units be painted yellow (indicating 'no parking'). Additionally, unobtrusive 'NO PARKING' signs be placed accordingly in front of the shrubbery stating there is no parking in front of the first floor units.

The last issue pertains to those owners with two vehicles. In the past, arrangements have been made between owners with two vehicles and those with none. We recommend a simple form be completed as a written agreement between these owners and submitted to the office.

Should an owner be unable to make this arrangement, their extra car would be parked on Venice Ave. and not in the guest spots.

The committee's intent is for the BOD to provide important signage while keeping the aesthetics of the community intact.

Respectfully Submitted,

The Parking Rules Review Committee

Terry Tiekele, Chair

Carrie Ryan

Gayle Tiekele

Ruth Reiner

P. Car Parking and Parking Space Rules:

1. Automobiles must be customary passenger vehicles or EPA compliant motorcycles. Vehicles must fit under the carport. Only one vehicle per parking space. No campers, or marine craft are permitted in the parking lot. (BOD 5/14/2020).
2. Occupants of any one unit may not park more than one motor vehicle for each parking easement owned by them on the premises of the condominium, unless the owner receives written permission from another owner to use his or her parking easement.
2. Vehicle washing or repairing is prohibited in the parking lot.
3. All cars are to be parked heading into the space.
4. Owners must notify renters and guests of their assigned parking area and make them aware of visitors' parking spaces and parking rules.
5. Parking spaces are part of the condominium purchase and may not be changed. If individual owners wish to temporarily switch parking spots, you must complete the **Parking Space Permission Form** (located in the 512 Lobby) and give it to a 512 BOD Member or to Lighthouse Management to be kept on file in the 512 Lobby Office. (See Page 12 - 2.a.)

