

August 2016
**ENFORCEABLE RULES vs INCREASING ENFORCEMENT COSTS:
The Decision is Ours**

It has been exciting to see more homeowners attending your monthly Board meetings to listen, learn what's going on, and to participate in open forum discussions! And so . . . instead of boring you with another wordy newsletter regarding our Governing Documents Revision Project, we invite you to your Board meeting this coming Monday, August 15th, at 6:30pm, at our Clubhouse.

Our main open forum discussion topic will be: ENFORCEABLE RULES vs INCREASING OUR ENFORCEMENT BUDGET. We will be discussing solutions to three of our most troublesome parking lot dilemmas. Specifically:

1. Less than 300 parking spaces are logistically possible in our current lots, yet our current rules "intend" for there to be 504 spaces available.
2. Dealing with the influx of stationary storage trailers. Each of these trailers takes up more space than a typical parking space, obviously. This adds to our space dilemma.
3. Adopting new parking rules and restrictions that are efficiently enforceable so that we do not need to pay for more enforcement in order to reduce the number of resident complaints regarding our current parking situation.

Some of the solutions that are being discussed and seriously considered are:

- a. Assigning one numbered parking space per condo as close as possible to each resident's building. Preferences will be considered when practical. This makes 131 parking spaces immediately enforceable. If someone else parks in your space, they can be warned and towed within a short time frame. This one step would reduce our enforcement burden by more than 30%!
- b. We could eliminate most stationary storage trailer complaints by:
 - i. Limiting the number of stationary storage trailers allowed on property. The number would be slightly more than the current number of trailers on property at the time the new rules are adopted.
 - ii. Designating stationary storage trailer areas. These areas will be defined by corner posts connected by chains which are locked. Trailers can be added to these areas if the trailer does not exceed a resident's vehicle allotment, after contacting management, placing the required ID tag on the tongue of the trailer, and verifying that the trailer is registered to a current Reserve resident.

We hope that being a part of your community's decision making process will encourage you to attend your August 15th Board meeting. If you are unable to attend, please send your feedback to these suggestions and your additional ideas to deb@thereserveontheeagleriver.com.

We look forward to discussing parking enforcement solutions with you.

Sincerely,

Your Board of Directors