

Subject **4th Quarterly Meeting Notes**
From <parking@yosemitevillage.net>
Sender <parking@yosemitevillage.net>
To <parking@yosemitevillage.net>
Date 2016-11-06 16:16



This also serves as our minutes for our 4th quarter PC meeting, attended. All attendees agreed to and approved of the changes requested in this amendment to the board.

----- Original Message -----

Subject:Re: Improvement and Simplification of Parking Rules and Regulations - AMENDMENT

Date:2016-11-06 16:11

From:parking@yosemitevillage.net

To:"Ottem, Kevin" <kevin@yosemitevillage.net>, Amy Hamilton <amy@yosemitevillage.net>, "Shishkov, Yakov" <Yakov@yosemitevillage.net>, "Hilton, Bill" <bill@yosemitevillage.net>, Ross Vanvoorhees <ross@yosemitevillage.net>

Cc:John Guzman-Peonio <jguzman-peonio@ehammersmith.com>

Board Members,

As you may recall, the board in October approved changes to the Assigned Parking policy (see email at bottom). In discussing implementation issues at the final PC quarterly meeting of 2016 yesterday, we found that a slight adjustment to the approved changes would greatly improve the original proposal from many angles. **The purpose of this email is to explain the amendment and request the board hold a vote to approve it.**

Previous (approved) proposal

Allow any vehicle with a GP parking sticker to use any Assigned space (of which there are 14).

Amended Proposal (need approval)

Keep 7 spaces as Assigned spaces that require 3 vehicles and an Assigned sticker; and convert only the unused remaining 7 spaces to : "Overnight GP Only" spaces. This requires the purchase of new signs with will say "Overnight GP Parking Only."

What does "Overnight GP" mean?

Any vehicle with a GP sticker can use the spaces for overnight parking M - F, but the spaces must be vacated in the daytime during the week. On weekends Fri PM to Monday AM any GP stickered vehicle can use these spaces on a first come first served basis for any length of time.

Why is this amended proposal better?

- Units with 3 vehicles would still have spaces reserved just for them. This is reasonable.
- Currently unused Assigned spaces become available to the community generally, which is the original intent of the recently approved changes. This is also reasonable.
- The new signage makes it quite obvious where GP stickered vehicles can and cannot park. (it is not rare for residents to think a GP sticker entitles them to park in Assigned spaces)
- Monitoring of all these spaces is simplified.
- The system is flexible moving forward. If more (or fewer) Assigned spaces are required, the signs can be swapped out as appropriate. If in the future more spaces are added along the edge of the meadow, "Overnight GP" would work to alleviate the pain of switching out cars that many units would like to avoid. This is likely the main reason folks choose to park on Alton.

We respectfully request that the board approve this amendment at your earliest convenience.

If approved, the timeline for full implementation would be February 1, 2017, as time is needed to order the signs and re-issue new Assigned stickers to qualified units, which expire at the end of this year. Assuming a cost based on the previous order of 30/sign, **the cost of the new signage would be approximately 210 dollars.**

The Parking Committee

Changes approved last month at the Oct. HOA Board Meeting

Board Members,

Problems with the current parking regulations and monitoring fall into two categories.

Assigned Space policy and non-compliant units who are not providing leases and/or vehicle information. The parking committee is proposing the following changes to the parking rules and regulations.

Assigned Space Policies

1) **Assigned spaces are not being used.** We have 14 Assigned spaces. Currently only 6 are being used, and there are no new applicants. Residents seeing empty spaces day after day encourages resentment and dissatisfaction with parking regulations. Some units also feel, rightly or wrongly, that the 3-car requirement to access an Assigned space is inherently unfair.

2) **Lack of additional volunteers for monitoring.** We still have only two full time monitors, though others chip in once in a while to report violations. The ideal of one parking monitor per zone is not happening, and we need to lighten the load on current volunteers as much as possible.

3) **Assigned space policy is overly burdensome on both residents and PC volunteers.** The paperwork involved is an unnecessary burden on both residents and PC members.

Proposed Solutions to Assigned Spaces policy problems

In order to increase utilization, improve the perception of fairness in parking regulations, and engage the community actively in monitoring tasks, the parking committee recommends these simplifications of the parking regulations regulations.

Current Assigned Spaces policy. Currently a unit who registers with us is given two Garage Parking stickers for two vehicles no-questions-asked. If a unit wants to get an assigned space sticker for a third vehicle, they must prove using various documents that there are residents residing in a unit who are associated with 3 specific vehicles. Collecting and providing these documents is time-consuming and very bothersome process for both residents and PC members. We propose two changes to the rules regarding who can use an Assigned space.

A) Redefine Assigned spaces as available to any vehicle with a Garage Parking sticker, regardless of how many vehicles/residents a unit has. If a vehicle has a GP sticker, it can use an assigned space.

Benefits of this change

- It guarantees a perception of fairness. Every unit will have access to these spaces on a first come, first served basis.
- It guarantees that most if not all assigned spaces will be filled every night, greatly increasing resident satisfaction with parking regulations. Many residents have specifically asked for the ability to park in assigned spaces at night.
- It gives units a strong motivation to place the GP sticker on their vehicle. Currently, there is no compelling reason to do so, and many residents have not used the stickers we sent them. Yet the CCR's do indeed require that all vehicles parked in the community have such a sticker.

B) How Assigned spaces will be monitored and encouraging community involvement. The parking committee monitors will look only for GP stickers. Any vehicle with no sticker or a reserved parking sticker will be cited if found parked in an Assigned space. There will be no other rules regarding usage of assigned spaces other than the one about leaving a vehicle in a space over 3 days, which the PC monitors will watch for, cite, and tow if necessary. Along with this change in Assigned space usage, we will publish a board-approved paragraph

about the courteous use of Assigned spaces, asking residents to consider their neighbors. It will contain recommendations to not park a vehicle in these spaces longer than overnight, that folks with 2 garages refrain from using these spaces, units with only two vehicles should continue to use primarily their garage and driveway, and so on. Additionally, residents will be asked to report any vehicle that they feel is abusing the use of Assigned spaces to the Parking committee for investigation.

Potential problems

- Existing Assigned Space users (about 6) will of course still have access to Assigned spaces, but will no longer be guaranteed an available Assigned space. This very small minority of users will of course be unhappy with this change.
- Folks with two garages will have access to Assigned spaces for the time being. The solution will be that at the next issuance of GP stickers (end of 2017), a "2" will be written on the stickers for these units and it will become an offense to park such a vehicle in an assigned space.

C) Getting a third GP sticker (replaces Assigned Parking rules)

To get a third garage parking sticker for a third vehicle, a unit must provide a copy of the CO registration for ALL 3 of their vehicles, each one showing the unit's address on the registration card. This is the one and only way to get a third GP parking sticker. Note that this replaces verification forms and other documentation currently required for an assigned space.

Benefits of this change

- Same standard for every unit, so perception of fairness is increased.
- A huge amount of paperwork for both residents and PC members and the friction and annoyance that goes with this process is eliminated.
- CO laws states that vehicle registrations should match a person's resident address within 2-3 months of moving to said address. This change will support that law.

Non-compliant units

The board is undertaking to notify non-compliant units of their responsibility to provide lease and/or resident vehicle information. This was discussed at the last meeting, and the board is expected to send letters to these units requesting compliance, and then impose fines on those who fail to do so at some point. The updated list of units to receive this letter will be sent to the board in a separate email shortly.

A) Citing vehicles without YV stickers in driveways

So far, parking monitors have not been not citing vehicles in driveways for lack of a YV sticker. The suggested change is that, some time after the board has notified non-compliant units of their responsibility, the parking committee monitors will start citing vehicles in driveways for not having a YV parking sticker. We expect that this would begin sometime next year, but the exact schedule depends on board action regarding letters and fines for non-compliant units.

Benefits of this approach

- Our CCRs require all vehicles on community property to have a YV sticker.
- This will put more pressure on non-compliant units to register their vehicles and tenants with the association, as they or their tenants will get tired of having their vehicles cited, or in extreme cases towed, from the unit's driveway.
- The cat and mouse behavior of some units who have not placed stickers on their vehicles in an attempt to pretend they are visitors and use visitor spaces will likely stop.

Problems associated with this approach

- Residents will be notified well in advance of this change, and given the opportunity to re-acquire their garage parking stickers. It is likely only the hard-core non-complying units will be affected by this change, so it is really not a problem.
- Residents will of course still be allowed to have visitors and contractors park in their driveways if they so wish. Only vehicles that are observed to park regularly in a driveway and are without a sticker will be cited.

Overall, we believe these changes will get most of the community on the side of parking regulations, rather than

feeling left out or opposed to them. Should the board approve these policy and procedural changes, the parking committee will compose and submit the necessary documents to the board for final approval at the November board meeting. Prompt action is required in order to give units adequate warning of the coming changes and give them time to request new GP stickers or have their vehicle registration updated.

Thank you for your attention to these issues.

The parking committee