

Adopted Rule & Policy Amendments History

Master Evolution of Rules and Policy (2014–2026)

I. Violation Enforcement Policy

- **Old State (pre-2014):** A "friendly warning" system was traditionally in place for property maintenance and parking violations.
- **Procedural Tightening (Oct 2014):** The Board voted to reduce the time allowed for a resident to correct a violation from 10 days down to **7 days**.
- **Standardized Fines (Oct 2014):** A formal tiered system was established: one warning notice (7 days to cure), followed by a second notice with a **\$50 fine**, and subsequent notices with **\$75 fines**.
- **Lawn Force Mow (Mar 2017):** A strict 4-step process was adopted: friendly notice, warning, report to city, and finally a **Force Mow** for \$75 if grass exceeds 12 inches.
- **Removal of "Friendly Warnings" (Sept 2018):** The Board voted to remove the "friendly warning" phase entirely. Enforcement shifted to reporting directly to the city while simultaneously starting the certified letter process for HOA fines.
- **Resident Vehicle "Special Warning" (Oct 2018):** The Board approved a specific "special warning" notice for suspected but unregistered resident vehicles. This included a vehicle tag and a notice that repeat offenses without a tag properly attached would result in immediate towing.

2. Parking & Towing Procedures

- **Foundational Rules (Oct 2014):** The Board moved to consistently enforce rules against vehicles blocking sidewalks, including those parked perpendicularly on driveway "skirts".
- **Early Parking Rotation (May 2015):** The community transitioned to an **even/odd month system** for street parking to ensure fire department and school bus access.
- **Transition to Immediate Towing (Nov 2018):** The Board voted to allow the immediate towing of any vehicle without a resident sticker starting **December 1, 2018**. A 30-day grace period was agreed upon before removing "above and beyond the law" protections from the parking resolution.

Introduction of Paid Visitor Parking (Sept 2025): The Board voted (2–0) to adopt a paid visitor parking system managed via QR code.

2. Parking & Towing Procedures - continued

- **Current Enforcement Policy (Jan 2026):**
 - Overnight visitors (6 PM–6 AM) must pay a **\$5 nightly fee** via the parking app.
 - Residents and tenants are strictly prohibited from using visitor or street spaces and are subject to **immediate towing without warning**.

3. Financial & Governance Policy

- **Dues Evolution (June 2015):** The Board approved a **10% assessment increase** for the 2016 cycle, which was the first increase for the community since 2008.
- **Rental Compliance (June 2015):** A **\$195 annual administrative fee** was confirmed for rental properties to manage tenant registration and compliance.
- **Management Transition (May 2016):** The Board voted to release the previous manager and enter into a contract with **Trio Property Management**.
- **Transparency Standards (June 2017):** The Board agreed to send meeting notices **one week in advance** and use the word "**VOTE**" in email subject lines to ensure director awareness.

Governance & Compliance Policy Changes

- **Notice of "Immediate" Changes:** The 2025 shift to **immediate towing without warning** for residents is a significant departure from the 2018 policy of "special warnings" and tags. It is critical to confirm that the underlying **Parking Resolution** was formally amended and recorded with the county to provide the necessary legal backing for this stricter enforcement.
- **Fee Authority:** While an attorney suggested the **\$5 visitor fee** is legal (comparable to renting a community facility), many HOA Declarations require specific authorization to charge fees for common areas like street parking.
- **Unvoted Fund Transfers:** It was noted during the April 2021 meeting that while a new playground account was created, the **\$5,000** allocated to it was **never formally voted on** by the Board.
- **Failed Declaration Amendments (2018):** A high-profile attempt to overhaul the community's original 2001 Declarations **failed** because it did not meet the **66 2/3% (96 votes)** threshold. This means the core governing documents remain largely as they were written when the community was founded.