



VENTURANZA DEL VERDE COMMUNITY ASSOCIATION NEWSLETTER

MARCH 2016

PRESIDENT'S MESSAGE

Greetings and Happy Spring!

A big "Thank You" to all members and residents who have stopped parking in our courtyards; your neighbors are most appreciative! Spring is a terrific time to tidy up your balconies, porches and your garages so that two vehicles can fit in them. As we move to the enforcement phase of our parking rules and regulations it is important to remember that your unit garage is your primary space for parking and that all vehicles parked in our community need to be registered with GWPM.

As I know that we are all very attached to the beautiful trees in our community, I want to let you know that we plan to remove a large pine that is getting too close to 2944 Ballesteros. The tree roots have already damaged the sidewalk and the pine needles are cluttering up the gutters potentially causing internal water damage to the building and rodent access.

A number of members have discussed approaching local garage door vendors to determine whether discount pricing can be negotiated for the replacement of the remaining old garage doors in return for a bulk order of ten or more doors. The old garage doors, which are well past their life cycle, have old fashioned spring loaded hinges that have been known to cause severe damage to vehicles and persons when they snap or release from wear and tear. Let me know if you have one of the old doors and would be interested in participating in this plan. It would be terrific to have a uniform look in our courtyards.

Remember to please register your vehicles with GWPM and do not hesitate to email me with your comments, concerns or ideas. My email is wrobertpriceesg@yahoo.com. Thanks.

W. Robert Price, President

BOARD MEETING MARCH 17

The Board met on March 17 at Denny's Restaurant in Tustin. Several owners spoke in the Owners Forum, mostly inquiring about parking and landscaping.

The Board approved the monthly financial report for February, which showed January receipts of \$32,366, operating expenditures of \$30,412, and a reserve contribution of \$11,606. Year-to-date figures are the same, as this is the first month of our fiscal year. A long and vigorous discussion of the effects of the pending parking control program ensued, and the Board set some important deadlines for action – see below for details. The Board approved a bid to remove a tree from association property and then deferred discussion of termite fumigation to the April meeting. It reviewed bids approved between meetings, briefly discussed hopes for a new website, reviewed a log of violations and courtesy notifications, and designated a VDV contact for the Irvine Ranch water District's recycled water meter testing program. It approved a bid from Group IV Property Services for welding repairs to base plates of iron railings. The Board reviewed several GWPM-approved work orders to Humburg Associates for repairs to stucco, paint, handrails, pool deck, and a wrought iron post, and installation of closers on trash doors. It asked for interest in the City of Tustin Citizen Academy 2016, but no member volunteered.

The Board recessed to a brief executive session and then adjourned.

PARKING – IS THERE LIGHT AT THE END OF THE TUNNEL?

A straw vote at this week's Board meeting shows a majority of Board members in support of the amendments to the Parking Rules to be voted on at the April Board meeting. It's time to start adapting to a future permit program.

We need to clean up our Rules a little more. Our parking enforcement is mostly dependent on our Towing Policy. This dates to 2007 and needs revision. The policy has a critical defect in that its only enforcement tool is towing, and it doesn't provide for warnings, fines, or other milder measures. Towing someone who backed into an off-street parking space seems excessive to

the Board. A rough draft of a proposed Enforcement Policy was circulated to the Board. Comments by Board members suggested that amendments should authorize warning, fines, or towing as alternate enforcement tools; encompass the proposed parking permit program; and clarify the definition of commercial vehicles. The resulting text should then be merged into the Rules, rather than sit in an isolated Policy whose applicability was constrained. The Board therefore gives notice of Proposed Additions to Venturanza Parking Rules, includes them in this mailing, and will post them on the website in the Notices web page.

The Board will not do parking enforcement itself. VDV will reengage a security service to develop a guestlisting procedure, patrol VDV regularly, distribute warning leaflets, cite vehicles in violation of VDV rules, and supervise towing of offenders when indicated as governed by State law and Association policy. The security service will record all actions and report data to GWPM in a mutually agreed manner and form. The Board will set policy to guide its actions, and apply enforcement tools like assessing fines or adjudicating appeals as provided in our governing documents.

We have set a deadline for registering all vehicles at VDV, and we will put a guestlisting process in place. It is now our policy that after May 1, 2016 all vehicles parked overnight at VDV must be registered with GWPM or guestlisted as permitted under the procedures then in force. Any noncomplying vehicle risks being mistaken for an outsider's. We intend to warn nonresidents before towing them first, but the signs posted at the entrance clearly state "No Public Parking" and State law allows them to be towed without warning. Protect yourself. If you have not yet registered your vehicles, download the form from the website at http://gwpm.com/VDV/VDV_Unit_Information_Sheet_6-15.pdf, complete it, and send it in to GWPM.

Our property covenants ("CC&Rs") restrict parking in the common area to "... [authorized] vehicles used primarily for noncommercial passenger transport" and allow "commercial-type vehicles" to be parked on the property only if they are kept out of sight in a resident's garage. Pickup trucks can fall into either category. Distinguishing them wasn't a problem when the CC&Rs were written; at that time working pickups had commercial plates, and "lifestyle" pickups driven by country singers, campers, or commuters had passenger vehicle plates. Now California licenses all pickup trucks in the commercial category. VDV has one or two residents who park obvious working commercial vehicles (identifiable by toolboxes, racks, cargo, markings, or other evidence) in our common area. Some of these are stored here and only move to avoid the 72-hour rule. We also have several residents who drive pickup trucks as a personal lifestyle choice, and do not use them in business or a trade.

We are going to treat the work trucks used in business or trade as "commercial-type vehicles." This will include any vehicle that is registered to a business name or address; has been observed bearing evidence of commercial use such as tools, equipment, cargo other than household or sporting goods, or debris from haulage; is fitted with toolboxes, racks, or mountings for the carriage of tools or materials; or advertises a commercial enterprise. Any such vehicle kept on the property must be parked in the resident's garage. We will treat the lifestyle pickups as authorized passenger vehicles. After April 1 any work truck that is parked outside overnight in the VDV common area will receive a 96-hour Notice of Violation, and may be towed thereafter. We prefer that *all* pickup trucks be parked in garages, but when a permit program is approved, we will make only the lifestyle pickups eligible for permits.

A critical part of our parking shortfall involves residents who park only one car in their garage, parking one or more cars outside and eating up the available spaces. The Board tossed this around without reaching a conclusion. However, it was pointed out that it would be prudent for any resident contemplating a request for a parking permit to prepare his garage to accommodate two vehicles.

The permit program can be planned beforehand, but the implementation process will take time. We guess that approximately six weeks should do. No towing of registered but unpermitted vehicles should occur until then. If the proposed rule change requiring parking permits is approved April 21, after June 1, 2016 all vehicles parked overnight at VDV must display a valid VDV parking permit or be guestlisted under the procedures then in force, any unregistered nonconforming vehicle may be towed, and any registered nonconforming vehicle may be warned, cited, or towed. The Board will announce any changes in these effective dates.

The Board has requested the Parking Committee to propose criteria for granting parking permits. Until the Board has received the Committee's report and has approved a future policy, it directs that a single initial permit may be granted for one registered vehicle to residents of units that have more than two resident drivers and park two other registered cars in their garage.

The permit program should be financed by the residents who benefit from it. Until an accurate figure is determined, the monthly cost is roughly estimated at \$750.00 per month, leading to a prorated cost of \$30 per month for 25 permits. Each permittee should be assessed a monthly charge of \$30.00 per month added to the regular VDV monthly assessment. Permittees from Tustin del Verde can set up an autopay to limit billing burdens. The Board set the initial permit charge at \$30.00 per month.