

Crown Harbor Homeowners Association (HOA)

June 21, 2014

Re: No overnight parking signs in the adjacent parking lot.

Dear Neighbors:

You might not realize that the parking spaces outside the Crown Harbor entrance are actually private parking property owned and maintained by our Association. The City of Alameda **requires** that Crown Harbor HOA make these spaces available to the public so they can park there during the daylight hours and use the Seaside trail which the HOA maintains. As such, even our residents cannot park in the area during the daytime. The public is entitled to use the spaces for up to 4 hours during the day. At night the spaces revert to normal private property spaces exclusively for use by our Crown Harbor residents.

In the past we have had repeated problems with outside residents in the area filling the lot for full days. That has gotten us in trouble with the City of Alameda and East Bay Regional Parks. Therefore we implemented a new set of signs and policies. The new signs and policies now read:

Sun-up to Sun-down: Pathway users have an easement to use these spaces to walk the seaside path only. Parking is limited to 4 hours per space during hours of daylight.

Sun-down to Sun-up: Parking spaces are reserved for residents of Crown Harbor HOA only. Parking in these spaces anytime during the hours of darkness requires an HOA-issued dashboard placard.

Violations: Violators may be towed without notice at owner expense.

Realistically we know that during the day many of these parking spaces remain empty; however we need to enforce the 4-hour limit to avoid being admonished for not living up to our original development plan agreement that created the public access to the pathway. At night we will be able to identify Crown Harbor vehicles by individually numbered dashboard placards. We know that very few of our residents actually use those spaces after dark; however, enforcing the rule guarantees our commitment for providing the spaces for early access of the outside community to the Seaside pathway. We are committed to honoring our contract with the City, as well as having an attractive and functional front entrance to our property. To that end we have recently awarded a repair and resurfacing contract for the parking lot, street, and Seaside pathway.

We recognize that this policy is a disappointment to many of you, but these spaces are not a substitute for on-the-street parking along Central Avenue. **ACT Towing tows vehicles that are in violation of the parking rules.** When cars are towed, Crown Harbor makes no money from the resulting charges, only the towing company, so we request your cooperation in this matter.

Thank you,
Crown Harbor Board of Directors