RESULTES OF THE SBO PARKING COMMITTEE SURVEY – 8.28.19

Results for ***SBO Parking Survey*** created 08/28/2019

50 respondents

I believe that residents should be able to park in: (radio)

Answer	Count	Additional response	% of votes
All parking spots	27		54.00%
Only designated areas	11		22.00%
No spots at all	12		24.00%

Does your household have a special situation that would require you to park in visitor parking over night? (radio)

Answer	Count	Additional response	% of votes
YES	12		24.00%
NO	38		76.00%

I have additional comments or questions for the parking committee to consider. (radio)

Additional response
1. We believe that residents should be able to park temporarily (no more than a day or two) in visitor parking under special circumstances but not for long term purposes. 2. When we have overnight guests, those guests should be able to park in visitor parking overnight. If a parking pass is required, we are OK with that.
A few neighbors, near where I live, ignore our CCR rules and park in visitor-designated spaces at times when my visitors would like to use them. I like the CCR parking rules the way they are. One of the reasons that I moved to SBO was the wise management of parking spaces. I previously lived in a community where a few inconsiderate people had cluttered the streets so badly with their cars that we had a situation that impacted our property values and was a genuine eyesore to residents and visitors. We all knew the rules when we moved here. A few should not be allowed to impose their wishes on the rest of us. I was disappointed to hear Dr. Hensel declare that he does not want our community to look like a ghost town, just because there are not enough cars visible to suit his taste. A neighborhood that minimizes parking abuses appeals to most home buyers.
A homeowner's larger vehicle may not fit in the driveway. They should have access to parking spots on the street.
Allowing people to park in all parking spots will make the complex look like a parking lot and prohibit visitors from finding parking spaces. Everyone knew they were buying a certain size garage when they purchased their house and the covenants had rules about parking. Your responsibility is to read the rules, if you did not that is your problem, not mine and one I do not want to have to solve for you because you did not check. If residents have more cars than the number of garage spaces they need to park in their drive way. If they have purchased a new vehicle since they purchased their home, they know what size vehicle will fit in their garage (I carefully checked vehicle size before I bought my car last falls). IF the new car does not fit, that problem is theirs, they should have checked the size first and not expected that they would be able to use the visitor parking. On occasion, one of my neighbors has her bible study meeting at her house. The attendees fill almost all of the visitor parking places near me. If residents are parking there, what happens to visitors. Allowing people to park wherever they want will make the complex look like a lower rent apartment complex, now what I was seeking when I bought here. Many housing developments and city streets have no on-street parking, without visitor parking. We should follow the same thought process. You have a garage and you have a driveway, park your cars there, just perceive the situation as when where there is no on-street parking and no visitor lot for you to use. Tough luck for those who cannot read covenants or check vehicle size before purchase. Overnight visitors need to display papers in the windows showing who they are visiting, but those passes should have a limited time frame.

Even with a special circumstances, I will refrain from parking in guest parking and utilize the four spots in my driveway/garage.

Except for the one situation where a vehicle was parked for weeks at a time without being moved has parking been a real issue? I believe the remedy we choose should be proportional to the size of the problem.

Guest parking spaces are essential to me. My prior residence did not have enough guest parking. I understand that on occasion an owner might need to park in guest parking areas but it should not be the norm. Each home has a min of 2 garage spaces & 2 spaces on the drive...that should be sufficient for a neighborhood like SBO.

Households with multiple vehicles should not use "public" spaces. Two in the garage and two on their driveway. It shouldn't be a hassle, however to have a guest use a spot for several days.

I believe that current parking rules & regulations are reasonable and should be enforced. Allowing residents to park in public parking areas will cause safety and security issues.

I believe that since we as homeowner's are paying for the private roads, which I assume includes the parking spaces, we should not be prohibited from using these spaces when needed without asking permission. I have not seen any abuse in using these spaces and the lots are rarely full. I do like it when residents post that they are holding an event and will need the spaces. I feel we should all be courteous and keep those spaces clear to accommodate their events.

I do not have circumstances that would require me to park in visitor parking overnight on a regular basis but there are times when it would be necessary and I would like this option without the hassle of the parking pass. For those people who need parking regularly, what about the option of them to purchase parking on a quarterly or annual basis? If it is truly a need, they would be willing to pay for it.

I don't mind owners using spots that don't seemed to be used often. I live off of Kenzi and Taylor and there are plenty of spots. I think if someone is having guests over, a simple email or FB post could request owners to move their cars for the event.

If I have inlaws here visiting, I do not have time to get a parking pass. Residents with more than 3 cars at one time (resident/spouse/visitor) should be restricted.

I never park in any place but my garage or driveway, I live immediately adjacent to 8-10 parking spaces. I would rather see every space used all the time than see homeowner cars parked in their driveways. Parking in driveways detracts from the appearance of the houses and the neighborhood in general. I have never experienced a time when my guests could not find a place to park, whether it be a parking space or in my driveway. It is inconvenient for homeowners that have more vehicles than garage spaces to block access in and out of their garages when ample parking spaces for all exist.

In general , residents should park in their garage or driveway, but there should be flexibility in the rules to allow for occasional circumstances requiring SHORT TERM parking in the extra spaces.

I purchased in this neighborhood because of the GUEST PARKING. I do NOT feel that we need to clutter our area like an apt complex! Please adhere to the current rules and park in your own driveway or garage. People should have read the rules before they purchased here like most of us did. Please stop trying to change the neighborhood to fit your needs. The majority of residents do not feel like you do. If this neighborhood does not fit your needs, either move or get over it.

I think the neighborhood should only tow cars if they pose a safety risk or are abandoned or non-functional.

I think there should be some sort of policy that restricts parking in visitor spots during holidays. Other than that, I think parking spots should be open to use by all residents for occasional use. What I struggle with are those that abuse the spots as their primary spots all the time. I think that is taking advantage..

I think we have sufficient parking stalls to accommodate our neighborhood's needs as long as we are reasonable and respectful of our neighbors. Use of parking stalls should be reasonable, respectful of others needs, and occasional use (absent special needs which are approved by the Board). I don't think it is a big enough problem (if at all) to dedicate resources to enforce a strict policy. What we are doing now (most park in driveways or garage) with occasional use of parking stalls by residents seems to work fine. I'm not sure I understand the difference between "Only designated areas" (which presumably means those specified above, meaning garage and driveway and "No spots at all". I understand "All parking spots" to mean the marked parking stalls and not parking in the street, which is a designated firelane or in driveways, which are private property.

It is ridiculous to police the parking in this way. I can understand having a policy for no more than 7 days in a spot. I have lived in this SBO since 2011 and parking has never been a problem. Too many people without enough to do in this neighborhood. And this just divides us even more. I live in a tow home and can't get my roof repaired now because of the HOA change and now policing the parking? I vote no to this parking policy.

I would love to see the spots available with more flexibility. Maybe there should be one area designated for parking overflow vehicles on a first come first serve basis. There are lots of spots on south side that are rarely use. may not be super convenient for all, but if you want an extra spot, it is better than none.

Occasionally we have overnight guest which should be allowed to park in a space.

Residents should park in their garage or their driveways only. Parking spaces are for visitors and visitors should have a pass displayed if they will be parked overnight. Parking rules must be enforced with towing.

SBO has enough spaces to mark some as Visitor and others as Resident. These should be split so that every "area" has both. Residents must not use spaces reserved for Visitors. Thanks!

The board should consider designating a small number of parking slots that can be leased by homeowners at the going market rate (eg, monthly fee) for those homeowners with special circumstances (eg, commercial vehicle for their business) who are willing to pay for a parking slot.

The CC&R quoted above is too restrictive as it seems to allow for no short term exceptions. while I like the intent of the current CC&R to reserve the street spots for visitors or workers, it doesn't take into consideration that life isn't that cut and dried. On the other hand, a resident that uses the street parking as a long term option infringes on the rights and amenities of the other residents. SBO is an attractive community that is distinguished from many other neighborhoods in part because there are cars parked up and down the streets. On occasions when a resident needs parking for visitors etc., they shouldn't be put into the position of having to ask their neighbors to park in their own garage or driveway. I would favor a change to the CC&R's that defined short term or infrequent exceptions.

This community belongs to the homeowners and we should be able to park in the spaces we pay for and not give out personal information on a form when we do so. I don't believe we need to cater to visitors more than we cater to homeowners. Only when cars are left in a spot for more than 72 hours should the owner be given a notice.

We frequently entertain visitors. The existing CCRs were one of the primary reasons we chose to purchase our home in this neighborhood; we specifically inquired about the guest parking before making an offer on our home. We live in the section of SBO that most densely consists of townhomes, thus limiting the guest parking available per residence. We believe that the current CCR rules add to the aesthetic value of the neighborhood and increase property values.

We have a job (OBGYN) that requires both of us to take overnight call from home. We frequently leave in the middle of the night to go immediately to the hospital. It is unrealistic and dangerous for us to waste time moving our cars in and out of the driveway at 2 AM when they call us for a delivery or emergency.

We perceived the current parking policy as a positive when we purchased our home 7 years ago. We believe that if the parking policy had been strictly enforced from day one we wouldn't have the ongoing conflict about parking. We prefer no changes to the existing parking policy. Thanks.

What is the point of so many empty spots? I have never seen all the spots filled on my end of the street - ever! If there is one or possibly two areas that are short on spaces when people need them, let's just address those areas. Maybe there could be one area that is only for guest parking and residents would park in the next available area when desired. And why would we want someone to have to police the entire neighborhood daily? I occasionally see a request on Facebook for people to be aware of a resident special event. Hopefully those requests are honored. The less regulation and need for a "policing" force the better.

When I am expecting a major delivery or major interior work, I keep my driveway and also the garage accessible to delivery/work teams. I would like to use the parking spaces temporarily for a few hours.



KEY:
Yellow - parking tract areas
Red - number of spaces in the parking tract Orange - proposed "guest only" tracts