



# Eastern Gardens Co-op

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March 18, 2014

To: All Members and residents of Eastern Gardens Cooperative, Inc.

## **PARKING & VEHICLE ACCOMODATION REMINDERS**

To help avoid any misunderstandings, I would like ensure that all of you are aware of the Parking and Vehicle Policies and that you are in compliance with Eastern Gardens Rules and Regulations.<sup>1</sup>



As you know the asphalt areas were repaired and a fresh slurry coat was applied back in August 2013. Shortly after that another reminder notice went out on September 12, 2013 about EG's parking policies. It has been brought to my attention and when inspecting the property, I've observed several vehicles are leaking fluids and there have been no precautions taken in preventing damage to the asphalt, or most importantly, preventing someone from slipping on their greasy oil spot.



Whether you know or don't know, if your vehicle has been observed to leak oil you are in violation of EG's Rules & Regulations. Again, please keep in mind, it's not about the rules and regulations but rather safety and property damage, these are the reasons why we have the rules. They are for your protection and to help keep cost down by preserving the longevity of the paved areas, and for insurance purposes and potential litigation, (law suites).

As members and owners, we all have a responsibility and obligation to help ensure each other's safety and to help maintain Eastern Gardens and its property. I've been currently inspecting all carport and paved areas and by April 18, 2014 my inspection will be completed. Those members' whose vehicles are grossly leaking will be given a warning notice that in 5 days they are to please clean their parking space of all excess oil and grease, this will include to make repairs to their vehicle so it no longer is a polluter and it is strongly suggested to place a metal drip pan underneath their vehicle.

Failure of not responding to the care of your vehicle and to the cleaning of your carport space will result in management taking action, that is, management will source out a vendor to clean those areas and the member will be charged for the expense. This is necessary in order to eliminate further damage or cost and from preventing any personal accidents such as slippage. Slips and injuries of this nature resulting from a member's negligence of non-compliance can be held financially responsible for the person(s) injuries and any related cost increases to EG's insurance along with any costs to have the space cleaned.

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<sup>1</sup> Membership Handbook "Rules & Regulations" page 41 "Parking"

Below are a few excerpts from your membership handbook on parking policies which have been observed by management as the most frequent in violation by Members:

- 7) No engine repair/vehicle maintenance, major or minor, or oil changes shall be done on the premises.
- 8) No vehicle will be used for storage purposes on the premises.
- 10) Members are responsible for keeping their parking spaces free of excess oil and grease. **Failure to comply will result in an “at Cost” charge to have it cleaned.**
- 16) Resident members and guests shall observe all posted speed limits of **5 MPH** within the premises.
- b) Vehicle Registration: All vehicles must be currently registered and insured by state law and could be towed away at the owner’s expense.
- d) Inoperable Vehicles: Members or guests shall not park vehicles in a state of disrepair or left unattended on the premises for more than 96 consecutive hours at which time will be towed at the owner’s expense. Operational vehicles leaking fluids on parking surface, any leaks or spills, and/or damage caused, are the responsibility of the member.

Your cooperation and understanding for compliance is appreciated.

Sincerely,  
Theresa Williams, FPI  
Eastern Gardens Community Mgr/Director