

#### Parking Areas, Parking Spots, and Towing Rules

Our focus in the next few weeks will be, among other things, our parking lots. We have not one or two parking lots, but five of them.

So what's the problem? What's the issue? Is there an issue?  
Answer - We barely have enough parking spots, for ourselves much less for our guests. Furthermore, the parking lots need some updating.

We will make an effort to turn this trend around by reviewing a few simple guidelines according to our rules & regs and the by-laws because these guide our course.

1. One bedroom units bought and paid for their condo + the use of the one parking spot assigned to that unit.
2. Two and three bedroom units bought and paid for their condo + the use of the two parking spots assigned to that unit.
3. Parking spaces are not to be used for storage of vehicles, boats, campers, trailers, or storage units. Any of these items found located in authorized parking spaces are subject to removal at the owner's expense.
4. If you park in someone else's spot, the owner of that spot has the right to have your vehicle towed at your expense.
5. If you park in the Association owned spots (spots that are not marked with a unit number), we have the right to have your vehicle towed at your own expense.

**Parking permits/stickers.** This is still under review. Parking permits/stickers are coming back. You will receive notification when we are ready to proceed.

**Towing.** You are targeted to be towed if:

- You park in the guest parking along Chimney Rock after midnight. Until we change the posted midnight curfew, we will abide by it.
- You park in any Association spots (spots that are not marked with a unit number) and your car's registration/inspection is not up to date.
- You park in someone else's spot without their permission.

#### Calendar of Events:

All community activities are open to owners and residents.

- 9.5.16 Labor Day. No trash pickup
- 9.6.16 Water shut-off. (Only if necessary. Please advise if you need water shut off.) 10 am – 2 pm
- 9.28.16 Monthly Association meeting 7 pm. Community Room #100
- 10.4.16 Water shut-off. 10 am – 2 pm
- 10.26.16 Monthly Association meeting 7 pm. Community Room #100
- 10.30.16 2<sup>nd</sup> Annual Pumpkin Contest



#### Major Projects Updates

**Plumbing** – During September we will clear four major sewer lines as a regular semi- annual maintenance.

**Property Border** – The wall between our property (building #14) and Valero cracked, crumbled, leaned towards the Valero parking lot and posed danger to the cars parked behind it. We removed the wall and built a new fence in order to secure our property. This fence will be doubled for the purpose of security and privacy scheduled when it gets cooler.

**Building #14** has been in need of major structural repairs. We have taken some bids. We are awaiting more bids on this project.

**Chimney Rock Drive-in Gate.** After the many times the gate has been compromised and broken, it had to be replaced. Our drive-in gates are expensive. Drive carefully.

**New signage** around the property should be up within two weeks.

KRJ Management is helping us with property inspections for problems, flaws, and rules violations. If you receive a violation notice, please do your best to remedy the situation to avoid future fines. KRJ Customer Service line is: 713-783-4640. After-hours, calls should be limited to emergencies only.

#### Our Resident Dogs



Please remember that while we love our dogs and our neighbors' dogs, at a minimum make sure that when you take your pooch for a walk to relieve themselves, you need to move off the property as quickly as possible. If the dog poops anywhere around the property, please scoop it and disposed of the poop. If your dog urinates somewhere around or on the wall of a building, please hose it down. We have plenty of hoses and water connections around.