

Garbage and Parking

Dear Homeowners and Residents,

At our last board meeting (held on 11/6/2006), the issues of garbage and parking were the two most pressing concerns for both the Board and those owners and residents in attendance. The concerns are as follows:

Garbage

- Many residents do not pull their garbage totes back from the curb after garbage collection day on Friday. A number of houses also leave recycling bins out at curbside.
- Several houses still retain the services of Time Disposal, which is unnecessary as HOA dues pay for Allied Waste to remove refuse from each house.
- The general result is that the neighborhood is looking extremely cluttered and untidy.

Parking

- While there has been a slight improvement in parking following our last communication on the subject, there are still problems, namely:
 - Old Fifth Circle cannot be negotiated by large emergency vehicles, particularly fire trucks;
 - Fire hydrants are still being blocked in on a regular basis;
 - Mail boxes are occasionally blocked;
 - It appears that several houses may park more than two vehicles in Old Fifth Circle at certain times (although it must be said that this situation is also improved).

As the board, we have resolved to rectify the above mentioned problems through several measures. These measures, which will be passed at our next open board meeting to be held in January, 2007, consist of the following regulations:

Garbage:

1. Toters and recycling bins should be kept out of sight (i.e. not visible from Old Fifth Circle, 5th Street Extended, or Harris Street) on all days except Friday (refuse removal day).
2. Toters and recycling bins should be placed at curbside on Thursday evening, and removed to their storage positions by the end of the day on Friday. On occasion, recycling does not pick up on Friday, due to backlogs (e.g. over Christmas when they were running one day behind). In these instances, residents may leave their recycling bins on the curb until they are emptied, which would be on Monday at the latest.
3. Due to the size of the totes and the position of many houses, removing totes from sight may not be feasible. One of the following options should therefore be chosen:
 - a. Each house may choose to have its tote removed by Allied Waste, and may thereafter have bagged garbage (set out on Thursday evening) removed by Allied on Friday. A smaller, more easily stored garbage can may also be used. Residents using

this option should ensure the integrity of their containers (bags or cans), as it will be incumbent upon each house to clean spills resulting from faulty or torn containers.

- b. Any resident may arrange to share a toter with a neighbor that can more easily store his/her toter.
4. A date will be arranged with Allied Waste to remove any toters visible from the street (under the assumption that occupants leaving their toters out want to go with one of the alternative refuse removal options). This date will be announced in advance on the pick-up date.

Parking:

We have recently learned from the Town Planner that the approved site plan for Willoughby Townes contains **NO PROVISION FOR ON-STREET PARKING**. Fire department regulations require a 20 foot corridor at all times, and Old Fifth Circle is only 24 feet wide. With this legal restriction in mind, the following regulations will come into force following a Board vote at the next meeting:

1. To ensure compliance with the site plan and the emergency code, on-street parallel parking (i.e. parking anywhere outside of painted lines) will no longer be allowed;
2. No parking areas will be clearly designated.
3. A parking permit system will be adopted, wherein each house is issued one permit (a hanging decal) to park in non-restricted, non-designated parking spaces (i.e. those areas not assigned to a particular unit and not marked as no-parking areas).
4. Non-restricted, non-designated parking will be available on a first come, first serve basis. To ensure fairness and good neighbor relations, each resident should strive to park (when using non-designated parking) in the vicinity of his/her houses, i.e. a resident of the lower units should use non-designated space at the bottom of Old Fifth Circle, while a resident of the upper units should park in the upper spaces on Old Fifth Circle. Residents with garage-equipped units and driveways are strongly encouraged to utilize these spaces for parking if they do not already do so.
5. Parking regulations will be towing enforced. Vehicles found in non-restricted, non-designated parking without a permit will also be towed.
6. Although signage will be erected, it will be incumbent on each resident to inform his/her visitors about the parking restrictions.
7. To harmonize traffic flow, Old Fifth Circle will be converted to a one-way street. The direction of travel will be counter-clockwise when entering Old Fifth Circle from Harris Street, i.e. traffic must bear right.

A separate communication will provide the date on which these regulations will become effective. In the meantime, we urge you to begin following these guidelines, where possible.

Sincerely,

The Executive Board