

Ad Hoc Rules Review Notes
Tuesday, March 19, 2024

Present: Larry Hamilton, Phoebe Helm, Sheridan Hodges (chair), William Oren, Michael Parrie (board liaison), and Scott Turton (assistant property manager)

Note: Both Pamela Anderson and Ed Walsh regretfully served notice that they are no longer able to serve on this commission

We reviewed suggestions from Mariya Vitomska

- 5-mile speed limit in garage – we noted that this is already in the rules
- Don't park over yellow lines – we added this to the rules, although it was noted that when this occurs, the affected resident takes photos and lets the office know... the office informs the other parker
- Headlights – Scott said this has not been an issue... everyone appears to have them on
- Crying baby disturbances – Michael said this is a natural life activity and cannot be regulated (he recalls this from the Board attorney in prior communications)
- Musical instrument disturbances – it's already addressed in the rules. We discussed creating "quiet hours" such as 10 pm to 6 am, but decided against this due to people now working from home. Scott said he gets noise complaints during both the day and night. We discussed adding hours to the rules may limit our oversight, and that our current process is working.
- Power wash – we said that the garage floor needs to be cleaned and people need to move their car. It was stated that we must consider higher importance to the greater good of the community rather than individual parkers. We also did not agree to allowing for exceptions such as airplane tickets that have been purchased before the announcement of a power wash. We recommended the removal of "no waivers allowed" from the rules. Michael explained that that phrase was included in the past to address a former practice of allowing a waiver of a power wash fee for one time that would no longer be allowed. We discussed that having that firm "no waiver" perhaps limits the Board from granting waivers that are genuine on a case-by-case basis, such as extenuating circumstances (i.e., an unexpected health event).

Sheridan brought up the idea of a routine "refresher meeting" to help owners and residents become re-acquainted with our rules. We acknowledge that residents who moved to Park Tower many years ago have not been to a recent "new residents" meeting. Michael said that if we were interested in setting up this type of event, then we would need volunteers to run it and a Board liaison should be assigned and in attendance to ensure correct information is communicated. Sherry sees this type of meeting as being a benefit of informing. From her experience on rules & regs, Phoebe anecdotally identified moves, noise, odors, and luggage carts as the top four issues that could be reviewed. She also suggested perhaps we include a photo of a luggage cart, flatbed, and/or dolly with what is allowed and/or not allowed. (Example: show a nightstand on the luggage cart with a big X over it to show that you should not do that.)

We discussed the words addressing luggage carts, dollies, and flatbeds, and made some improvements.

We discussed service elevators 5 and 6 and how some of the statements are informational rather than a rule. We ended up making some improvements in the wording.

Next Meeting: Tuesday, March 26, 2024, at 5:00 pm in the party room