

Summary and Action Items from
July 30, 2019, Safety and Security Committee Meeting

Safety and security projects updated and follow-up action:

1. **Trimming limited common area trees/shrubs overhanging, damaging or threatening damage to common-area structures, public facilities:** Walk-thru in September, possibly sooner, to identify homes with issues; draft notice that if HOA has to hire contractor to do work, will charge homeowner.
2. **Trip and fall hazards in community: upraised/uneven concrete hazards (liability risks for HOA and homeowners).** Supreme and Heavy Duty use “time and materials” pricing, which means higher cost to fix fewer trip hazards; neither is a specialist; recommend bid from Precision?

Parking rules project: Topics discussed and follow-up action:

1. **Rule 2: Parking permits required for all vehicles parked in Parkwood** (except marked service vehicles): Vehicles without parking permits would be considered trespassing and subject to tow warning. Database could facilitate enforcement; parking permits per unit: 2 homeowner; 1 visitor. For further discussion: process to distribute and acknowledge receipt of new rules and HO permits; handle visitor permits: HO keeps or HO obtains for each visitation with beginning date and time.
2. **Rule 3 - Notice of Violation and Fine:** Committee approved proposal to add substance of paragraph 1(b) of NRS 116.31031 to Rules and Regulations; to authorize HOA to issue notice of violation/fine without time to cure. Proposal will be submitted to board for approval. If approved, committee will draft specific and substantial text for board approval.
3. **Rule 4:- Towing:** Awaiting from Equus: copy of contract information received from Milne regarding service terms, conditions and expectations. TBD: if services conflict with NRS or HOA governing documents. SB 212 effective 7/1/19 reduces “gamesmanship” by repeat violators by deleting 48-hour notice requirement for each violation. Committee recommends adding SB 212 to Rules and Regulations.
4. **Fine schedule:** Awaiting from Equus: sample schedule of fines; NRS 116.31031, paragraph 3, requires an HOA--that may impose fines--to give homeowners a schedule of fines 30 days prior to enforcement.
5. **Homeowner poll:** Committee approved draft poll to solicit homeowners’ input about main parking concerns. Draft poll will be submitted to board for approval.

Ongoing projects:

1. **Juniper/shrub removals and replacements:** Maintenance—possibly with Landscape/Architecture Committee—will select, purchase and replant in affected common areas; project to resume when side-street repaving is completed.
2. **Installations of battery-powered, motion-activated lights in dark common-area walkways/paths between rear patios and at ends of streets:** Message distributed in Parkwood Patter, Summer 2019 edition: If homeowners see dark common areas that may benefit from motion-activated lights, please submit a work order to Maintenance Department for consideration.
3. **Replace yellow lights with brighter, white carriage lights on garage exteriors and entryways:** Ongoing via homeowner requests; to-date, approximately 67% has been replaced.
4. **Fire code compliance:** Millbrook fire-lane paint touch-up ongoing per maintenance priorities/workload.

Tabled/On Hold: For details, see prior agendas and summaries.

1. New entry/access system for pool: tabled at April 10, 2018, board meeting.
2. Questionnaire about homeowners’ interest in Parkwood as gated community via electronic security gates at Millbrook entrances: tabled at April 10, 2018, board meeting
3. Security patrol service: discussion/consideration tabled by committee.
4. Fire hazard potential of undeveloped lot at Baker/Redfield: further discussion tabled at Dec. 17, 2018, committee meeting.
5. Replacements for garage side doors: Effective options like steel doors appear cost-prohibitive; since issue is not a priority with any homeowners, committee tabled at Feb. 25, 2019, meeting.

The next committee meeting is scheduled at 5 pm, August 20, in the clubhouse. An agenda will be posted prior to the committee meeting but after the August 14 board meeting.