

Agenda for Safety and Security Committee Meeting

5 pm, Tuesday, March 17, 2020, in the Clubhouse

Safety and security projects—Updates and discussion:

1. **Revisions of Section 9 (Fines) of Rules & Regulations, include, but are not limited to: Addition of NRS 116.31031(1b) allowing fine without giving time to cure; a new fine schedule with \$25 minimum to \$100 maximum for severity and repeat violations; clarification of line of responsibility for guests who violate rules.** Mar. 10 received revised draft from legal with only minor edits; Mar. 12 sent back for clarification of legal's changes with recommendations and comments. Discuss draft of cover letter.
2. **Limited common area trees/shrubs overhanging, damaging or threatening damage to common-area structures, public facilities:** Feb. 12 Equus drafted notice to homeowners to trim trees/shrubs. Feb. 13 Committee submitted revised draft to be less abrupt or harsh due to no enforcement for years. Mar. 12 sent drafts to board for decision.
3. **Trip and fall hazards in community: upraised/uneven concrete hazards (liability risks for HOA and homeowners).** Board approved annual survey and work; interim requests from homeowners will be handled as needed. RFP should be on July 2020 board meeting agenda.
4. **Recent security incidents—stolen vehicle, prowlers:** Discussed desired capabilities For: A) Homeowners to report suspicious incidents; B.) Homeowners to be alerted whenever a report is entered. Other items for further discussion: quality control for legitimacy, to prevent abuse; open use or sign-up only; technical issues; what support could Equus provide; etc. Discuss with Tim York and Darleen at Equus.
5. **New topic/potential issue:** Homebuyer complaints about condition of clubhouse interior and odors: per seller there is nothing specific as to what or where. Improvements—already planned for remainder of this fiscal year and next—include new carpet in exercise room; repaint interior; replace blinds in meeting area and fix leak in roof/skylight; Equus will research fix-it/clean-it services for gym equipment; discuss need for more follow-up.

Parking rules project—Updates and discussion:

1. **Revisions of Section 3 (Parking and Street Use) of Rules and Regulations, include, but are not limited to: All parked vehicles-including guests-must display a permit; a permit is required to park in all marked parking spaces (includes tennis courts) and driveways long enough for head-in or back-in parking; vehicles may be parked in one/the same marked parking space for no longer than 72 consecutive hours; vehicles carrying unsightly contents may not be parked in common areas or limited common areas in Parkwood:** Mar. 10 received revised draft from legal with minor edits; Mar. 12 sent back with correction of error by legal, added new exception to 48-hour tow rule. Discuss draft of cover letter.
2. **Towing: Milne, Parkwood's newly contracted tow services provider** Feb. 27 sent edited draft of fact sheet back to Milne for comments and input. Awaiting response from Milne
3. **Homeowner survey and responses to homeowner concerns:** Survey results contributed to Committee's work on street use and parking rules to address major concerns, including better parking enforcement.
4. **Cover letter for distribution of new parking and enforcement rules and 30-day notice:** Draft of letter under SK review and editing process; to reiterate reasons for new rules sections 3 and 9, need for community involvement. Review and discuss edited/revised draft.

Ongoing projects—Updates and discussion:

1. **Installing battery-powered, motion-activated lights in dark common-area walkways/paths between rear patios and at ends of streets:** If homeowners see dark common areas that may benefit from motion-activated lights, please submit a work order to Maintenance Department for consideration. Update: ongoing.
2. **Replacing yellow lights with brighter, white carriage lights on garage exteriors and entryways:** Ongoing via homeowner requests. Update: 95% completed.
3. **Fire code compliance:** Millbrook fire-lane paint touch-up ongoing per maintenance priorities/workload.

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