



PARKWOOD PATTERN

Happy New Year! The Parkwood Board would like to wish each of you a warm and safe winter.



Snow Stakes and Plowing

Please be aware that snow stakes are placed throughout the community to prevent the snowplow and other snow removal equipment from damaging curbs, grass, landscape rocks and shrubs as well as trees. Please do not allow children to play with, move or remove these stakes. Doing so poses a risk, not only to themselves (the stakes are very sharp on one end) but also to our community's infrastructure and landscape. Additionally, the association is charged for each stake that must be replaced.

To expedite plowing, when snow is forecast, please move your vehicles off the street and into your garage to allow snow to be sufficiently plowed without risking damage to vehicles; otherwise, snow will remain around parked vehicles and on nearby areas of the street. After a heavy snowstorm, our snow removal company must prioritize the order of areas in the community to be plowed. Streets are top priority, followed by walkways and, lastly, driveways, so in a heavy or unexpected snowstorm, driveways may not be cleared for as long as 48 hours after the snow event. Additionally, driveways occupied by vehicles may not be cleared.

Effective this year, we have a new snow removal contractor, Brightview Landscape Services. If you have concerns, comments, or questions with regard to their services, please contact Jailyn at Equus Management at 775 852-2224 or Jailyn@equusmanagement.com



Parking Rules

There seems to be ongoing confusion about Parkwood Homeowners Association's parking rules and regulations. Please review the below excerpts from our Rules and Regulations that address the most common areas of confusion. To review, download or print all parking rules and regulations, please go to parkwoodreno.org or log into your Equus account at signin.equusmanagement.com

STREETS, DRIVEWAYS AND OTHER PARKING AREAS

3.1 PARKING RESTRICTIONS

3.1.1 All streets, driveways and other parking areas within Parkwood are Common Area and under the authority and control of the Association. CC&R's, Paragraphs 1(f); 2(b), 2(c), (7); NRS 116.3102(1)(f); NRS116.350.

3.1.3 Unregistered or uninsured vehicles are prohibited from parking on streets, driveways, and other parking areas. Anyone operating a motor vehicle must be licensed to operate a motor vehicle on a public street.

3.1.6 Fire lanes must be kept clear at all times. NRS116.350. Cars parked in, intruding into, blocking, or encroaching on fire lanes may be immediately towed at the owner's expense. NRS 116.3102(1)(t)(1).

3.2 RESIDENT (HOMEOWNER/TENANT) AND GUEST PARKING

3.2.1 Residents are expected to park their vehicles in their garages. The garage and space within the garage are part of the Unit. (CC&R's(1)(e).

3.2.2 To accommodate vehicles that are too large for garages, parking for guests or visitors, or parking for multiple tenants, residents of a Unit may park up to two vehicles, but no more than two vehicles, outside the boundaries of the Unit's garage. Parking spaces outside a Unit's boundaries, such as driveways and garage aprons, are Limited Common Areas (CC&R's Paragraph (2)(c). All marked parking spaces and off-street parking spaces are Common Areas. CC&R's Paragraph (1)(b).

3.2.3 For parking a Unit's vehicle(s) outside the boundaries of the Unit's' garage as provided for in 3.2.2, each Unit is allotted two numbered parking permits. Each permit represents the right, or license, to park a vehicle in a Limited Common Area or Common Area as provided for in 3.2.2.

3.2.4 **Vehicles parked in Limited Common Areas or Common Areas must display valid parking permits at all times. The permit and permit number must be visible from the front of the vehicle and must correspond to the residence address of the vehicle owner or, if the vehicle belongs to a guest, the resident responsible for the guest.**

3.2.5 Vehicles not displaying valid parking permits are prohibited from parking in Limited Common Areas and Common Areas within Parkwood.

3.2.9 Except for vehicles parked within an owner's garage, no inoperable vehicles shall remain on or within any street, parking area, common area or limited common area in Parkwood for more than 48 hours.

3.3.1 Vehicles in violation of the street use restrictions and parking are subject to being towed at the vehicle owner's expense. Fines may also be imposed on the vehicle owner or, if the vehicle belongs to a guest, on the party responsible for the guest.




Safety Issue: Coyote(s) in Parkwood

In December we issued a safety alert about a coyote's fatal attack on a pet cat on Lorraine Court. Apparently, a coyote had been sighted numerous times in prior months, and the cat was off-leash and momentarily alone just outside of the back patio. It's not known if this was the same coyote that was seen those numerous times or where it was just prior to the attack. However, coyotes are capable of getting over barriers as high as seven feet, so fenced areas are not necessarily safe for pets.

To reduce the risk of further attacks, please keep pets indoors, especially between dusk and dawn. If pets are allowed outside, homeowners should maintain visibility at all times. To avoid losing sight of pets or letting them escape the back yard or patio, use a short leash. Keep pet food, bird seed and other food in tight, sealed containers.

However, despite taking precautions, homeowners may find themselves in a situation where direct intervention may be necessary. Generally, coyotes are considered timid and not considered threats to people, but small children may be exceptions and at risk of attack. Coyotes are not protected, so taking reasonable action to protect from attack or rescue from further harm is permissible, but once the immediate threat has been dealt with and is over, further action may be considered unnecessary. Please be aware that use of unnecessary force or use of force without reasonable cause may be considered cruelty to animals. Moreover, discharging a firearm within city limits is prohibited and may be considered a crime.

If a coyote is injured or killed, animal control should be contacted immediately. Do not approach or touch an injured coyote. For further information, go to ndow.org to learn about living with coyotes in Nevada.



TMWA flyers regarding insurance for exterior water lines

For more than a year, Parkwood homeowners have been receiving notices about insurance that is available for repairing or replacing exterior water lines that run from water meters to the homes. These notices have referred to several different "authorized" companies that offer insurance coverage. Numerous homeowners have asked about obtaining coverage, and we have advised them to not purchase such insurance.

Language in the flyers excludes an individual homeowner from eligibility to enroll, because no one homeowner completely owns the land the water line is located in/on; neither does one homeowner completely own the single (entire) structure to which the water line is connected. Furthermore, the section of the water line covered by this policy is, according to Section (2)(b) of our CC&R's, part of the common area and thereby the responsibility of the association to maintain, repair and replace. Therefore, homeowners have no need for coverage and therefore shouldn't enroll even if they were eligible!

Bottom line: Since the section of the water line covered by this insurance is under association responsibility, homeowners have no need for the insurance coverage being offered in these flyers.



Club House Rental

Parkwood's club house is available for rent. There is a \$50.00 rental fee and a \$250.00 returnable cleaning deposit. You can find the rental contract on our website at parkwoodreno.org. Please submit the form with your deposit to Jailyln at Equus Management, 5480 Reno Corporate Drive, Suite 100, Reno, NV 89511.



Vehicle Storage Lot

The Parkwood Vehicle Storage lot currently has vacant parking spots available. All vehicles must be registered and insured and proof of both will be required prior to spot assignment. The rental fee per vehicle is \$30.00 monthly. Parking is at your own risk. Please contact Jailyln at Equus Management for more information.



Check out our website where you can find the following:

- Agenda for the next Board Meeting as well as previous agendas and minutes
- Recycling Schedule
- Committee News and Updates
- Parkwood Maintenance Reports
- Contact information for Board Members
- Approved Shrub and Bush List
- **Parkwood's Rules and Regulations**
- **Parkwood Forms:**
 - Architectural Form
 - Maintenance Form
 - Clubhouse Use Agreement
 - RV Lot Agreement
 - Complaint Form



Brightview Landscape Services

Brightview Landscape Services will be our new landscaping contractor beginning March 1, 2024. The board completed an extensive review of available landscape contractors and services provided and checked each reference before choosing this contractor. We are looking forward to a collaborative and harmonious relationship with them going forward! We will be sending out information and sign-up forms for the "Do Not Trim" list in the next several weeks for those who want to be responsible for maintaining the plants in adjacent common-area planters, including their own plants.

SURVEY



Homeowner Survey – Please fill in and return!

The homeowner survey that accompanies this Parkwood Patter gives residents an opportunity to "voice" their concerns about safety and security issues in our community and offer suggestions to resolve those issues. Parkwood is a sizeable community, so the majority of residents may not know about or hear about incidents that occur on other streets or issues that others are worried about. Therefore, the greater the number of residents who complete and return their surveys, the greater will be our awareness of all the issues that our community faces, whether occasionally, seasonally, or continually. The Safety and Security Committee will compile the results of the survey and publish a report, or summary, that will be sent not only to the executive board but also all homeowners, so that we'll all be on the same page as we move forward.



Board Meeting Schedule

Parkwood Homeowners Association
2024 MEETINGS OF THE BOARD OF DIRECTORS
Time: 5:15pm
Location: Parkwood HOA Clubhouse

January 9, 2024
February 13, 2024
March 12, 2024
April 9, 2024
May 14, 2024- Budget Approval
June 11, 2024- Budget Ratification
July 9, 2024
August 13, 2024
September 10, 2024- Annual Meeting/Election
October 8, 2024
November 12, 2024

Survey of Homeowner Concerns: Safety and Security Issues

Parkwood's Board of Directors is seeking your assistance in identifying and prioritizing your concerns about safety and security issues in and around Parkwood. This survey may also be downloaded from www.parkwoodreno.org or the web forms page of your Equus Management online account.

Please complete this form and either: 1) Deposit it in the wooden drop-box located outside the maintenance office near the south entrance of Millbrook; or 2) Mail it to: Parkwood Homeowners Association, 4200 Millbrook Lane, Reno, NV 89509. **Completed forms should be received by March 1, 2024.**

Your priorities and other feedback will provide important information for the Safety and Security Committee, which is engaged in a project to organize a Neighborhood Watch to address safety and security issues, including prevention, or reduction in the frequency, of issues and incidents in Parkwood.

Trespassing

Priority Ranking

As related to:	High Priority	Medium Priority	Low Priority
Pool, pool area			
Vehicle traffic			
Pedestrian traffic			
Clubhouse			
Tennis courts			
Patios, yards			
Common-area (less visible)			

Breaking and entering

Priority Ranking

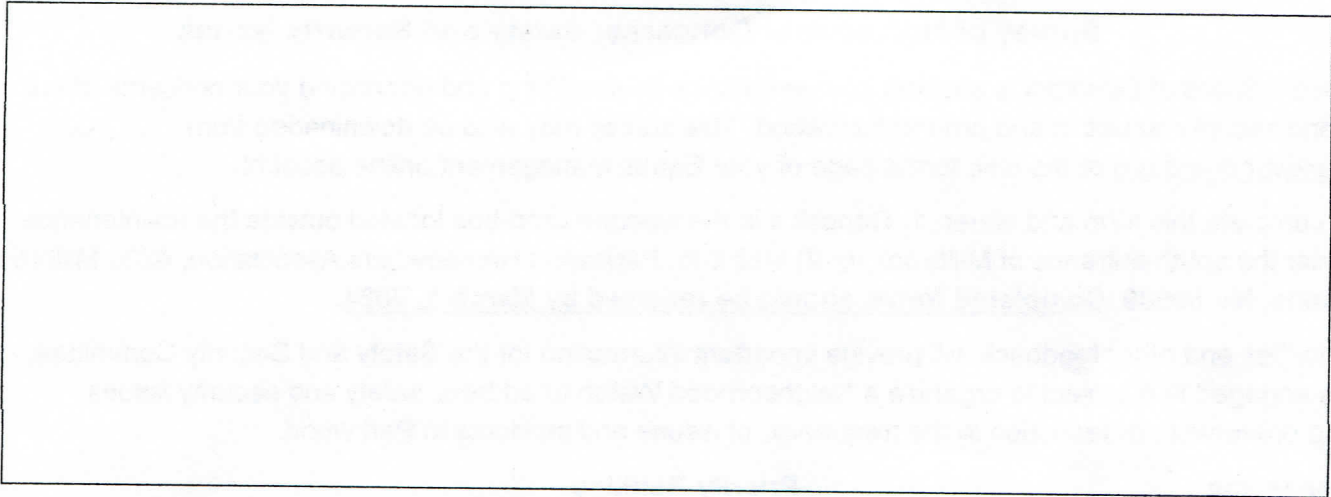
As related to:	High Priority	Medium Priority	Low Priority
Vehicles in driveways			
Vehicles on streets			
Vehicles in RV lot			
Fronts of homes			
Backs of homes			

Other issues

Priority Ranking

As related to:	High Priority	Medium Priority	Low Priority
Leaving pet waste on ground			
Pet off leash			
Homeless in cars on Baker			
Abandoned cars on Baker			
Trash in parked vehicles			
Fire hazards, fire risks			

In the boxes below, please list other safety and security incidents you've experienced or are aware of, and any other concerns. Please include suggestions and comments. Please print legibly.



Security Gates

We are also revisiting the matter of security gates at the north and south ends of Millbrook Lane where it enters/exits Baker Lane. We would appreciate your views about the benefits of security gates and value to our community. Below is a question to facilitate your feedback:

Do you believe security gates would be beneficial to our community?

Please provide your answer in the space below and include your reason(s) and any comments or other feedback. Please print legibly.

Please provide contact information below. We may contact you for more information or clarification.

Name	Address	Owner Renter
Telephone Number	Email Address	

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