

Parkwood Patter

January 2026



SAFETY ALERT- Recent thefts and suspicious activity

We have had reports of items being stolen from porches in Parkwood and in the general neighborhood. We had a blower belonging to the landscape company stolen off the grass by a male thief on a bicycle. What appears to be the same person has recently been seen looking into garages, truck beds and at items on porches. Please do not leave items in your car, truck, truck bed, or garage unattended. Take deliveries off your porch as soon as possible. Report theft to local authorities.



TRASH AND RECYCLE CANS

There have been several incidents reported throughout our community of homeowners or tenants placing their trash or recycling in other people's cans without prior permission. According to the Washoe County Sheriff's Office:

“In **Washoe County**, putting your trash in someone else's can without permission is considered **illegal dumping**. This includes dumping on public or private property without the owner's consent, which is prohibited under local laws. Penalties for illegal dumping can include misdemeanor charges and fines, depending on frequency and severity of the offense.” To report illegal dumping in Reno call 775-334-4636 or report at reno.gov/community/reno-direct

We also seem to have ongoing confusion regarding refuse and trash can placement. According to our CC&R's, Paragraph 12 (d) and our Rules Regulations, Section 1.3.2:

Garbage, refuse and recycle bins can be put out for collection the night before the morning it is collected. Empty trash containers and recycle bins must be returned to the interior of the Unit or garage or stored so that they are screened from view from any Common Area sidewalk or any adjacent Unit no longer than twelve (12) hours after scheduled removal service.



LIGHTS ON FOR SAFETY

Please leave your front porch and garage lights on for safety. Parkwood will pay to place dawn/dusk sensors and light bulbs in all exterior lights (excluding limited common areas like patios or back yards). If you don't have dawn / dusk sensors, they are not working or you have light bulbs out please submit a maintenance request. These can be found on our community website at parkwoodreno.org and should be submitted to Jailyn at Equus.



UPDATED RULES AND REGULATIONS

Homeowners should have received a copy of our updated Rules and Regulations in the mail. Please carefully review this updated document. Many of the changes are just clarifications or clean-up but there are changes to Sections 6, 9, 10 and 12 that you need to be aware of.



PARKING

There continues to be confusion about Parkwood Homeowners Association's parking rules and regulations. Please review our Rules and Regulations, all Sections in 3.1, 3.2, and 3.3 for a complete summary. The most common areas of confusion are related to the following:

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)

3.1.3 Unregistered or uninsured vehicles are prohibited from parking on streets, driveways, and other parking areas and are considered a violation subject to fines 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. Cars parked in, intruding into, blocking, or encroaching on fire lanes may be immediately towed at the owner's expense.

3.2 RESIDENT (OWNER/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. All marked parking spaces and off-street parking spaces are Common Areas. CC&R's Paragraph (1)(b).

3.2.4 Vehicles parked in Limited Common Areas or Common Areas must display a valid parking permit at all times. The permit shall be hung from the vehicle's rearview mirror, and the 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.



CLUBHOUSE HOURS- 6:00 am to 10:00 pm

Please be aware that the clubhouse is alarmed before and after the hours above. If the alarm is activated and the police respond we are charged a false alarm fee. The fee increases with each subsequent false alarm. The interior of the clubhouse is under video surveillance and if we can identify who entered outside of the stated open hours, you will be billed for the false alarm fee.
