

November 1, 2022

Dear Vineyard Grove Townhome Residents:

The Townhouse waste disposal contractor notes that improperly parked cars on Mickelson Way and the private drives serving the Townhouses south of Torrey Pines Lane are one of the major issues interfering with the regular pickup of trash from the dumpsters. Sometimes the trucks are able to get past the cars; sometimes not.

In addition to disrupting trash pick-up, cars parked on sidewalks are violating City of Lebanon Ordinance 15-604, which states: "No person shall park a vehicle in violation of any sign placed or erected by the state or city, nor: On a sidewalk; provided, however, a bicycle may be parked on a sidewalk if it does not impede the normal and reasonable movement of pedestrian or other traffic"

Finally, improperly parked cars could slow or inhibit emergency vehicles in the event of an emergency.

We are sending this notice to remind residents that they should not be parking on sidewalks. Each home has space for parking 1 vehicle in their garage and 1 vehicle on their driveway. There are a limited number of visitor parking spots on Mickelson Way.

We are also providing notice that given the reasons above, the Vineyard Grove Homeowners Association Board of Directors is authorizing towing company, Oakley Towing of Lebanon, to begin enforcement of no parking on Mickelson Way and the private drives serving the Townhouses south of Torrey Pines Lane.

Beginning on Monday, November 7, 2022, Oakley Towing of Lebanon will be authorized to tow, at the vehicle owners' expense, any improperly parked vehicle on the residential portion of Mickelson Way or Private Drives connecting the townhouses south of Torrey Pines Lane. We are forwarding the parking policy adopted by the Board of Directors. Please note that some visitor parking spots may need to be temporarily unavailable on trash pick-up days in order to facilitate trash pick-up. Signage will be installed in the coming weeks to that effect.

In the event that your vehicle is towed, you must contact the towing company directly. Neither Synergy or Lennar will be able to assist with questions pertaining to your vehicle or the recovery of your vehicle. Oakley Towing may be reached at (629) 210-6150.

Construction activity continues on Mickelson Way, and there will continue to be some vehicles parked there in conjunction with the construction activities there. These vehicles should remain in the areas close to construction activities.

We appreciate your cooperation and are hopeful that adherence to these policies and enforcement of such will result in positive changes for the community.

Respectfully,

The Board of Directors

Vineyard Grove Townhouses

Vineyard Grove HOA – Townhomes

Parking Use Restriction

Effective the 1st of November, 2022 street parking in the Townhome areas shall be strictly prohibited.

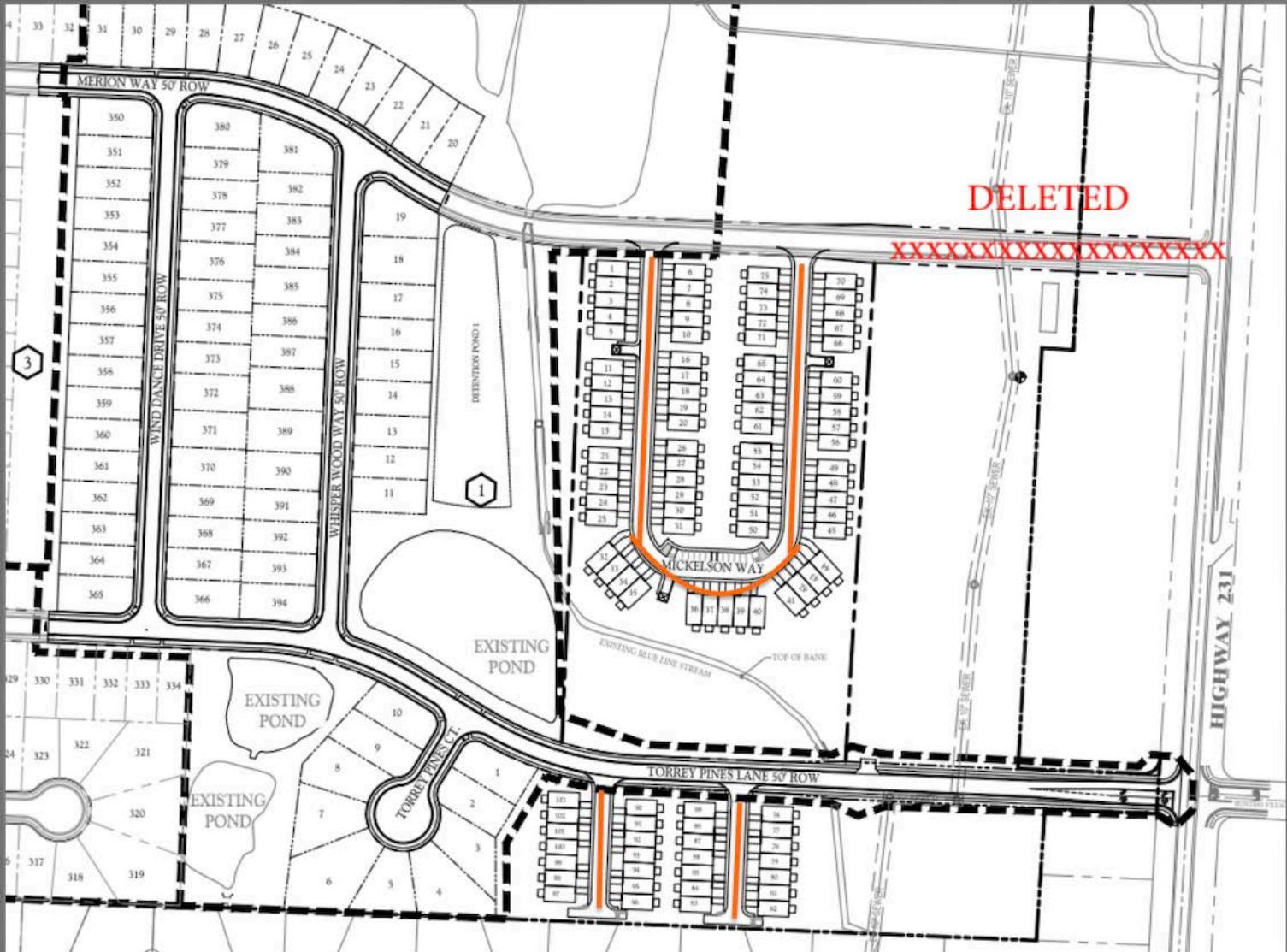
1. This area shall include any and all streets that are in the front of any townhome.
2. No on street parking will be permitted in front of any townhome.
3. **All cars parked in the front of any townhome on a street shall be towed without notice at the Owner's expense.**

This action is being taken by the Vineyard Grove Board of Directors in accordance with the following sections of the Declaration, Covenants, Condition and Restrictions (DCCR) for the Vineyard Grove Townhome Homeowner's Association. Towing may or may not be carried out by the City of Lebanon Police Department or the Vineyard Grove Homeowner's Association.

- Article IV section 4.1, 4.17,4.18,4.20
- Article X section 10.9
- Article XI Section 11.24,11.25

The Vineyard Grove Board of Directors' purpose for implementing this Parking Use Restriction:

1. **Unsafe Traffic Conditions:**
On street parking creates an unsafe condition in the community causing moving motor vehicles to move to oncoming traffic while passing the parked cars. This creates two hazards:
 - 1) Hazard to oncoming traffic
 - 2) Hazard to pedestrians moving in the community
2. **Trash Removal Obstruction:**
On street parking creates congestion of parked cars on the streets which prevents the trash company from being able to access the dumpsters to haul away the trash. The trash not being removed is causing a nuisance and hazard to the community.



DELETED

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1

HIGHWAY 23J

MERION WAY 50' ROW

WIND DANCE DRIVE 50' ROW

WHISPER WOOD WAY 50' ROW

MICKELSON WAY

TORREY PINES LANE 50' ROW

EXISTING POND

EXISTING POND

EXISTING POND

EXISTING BLUE LINE STREAM

TOP OF BANK

TORREY PINES C.