

Millhaven Court Parking-Community Meeting

Wednesday, August 27, 2008

7:30 PM

Agenda: To take comments from owners on proposed plans to assign parking spaces to non-garage unit owners on Millhaven Court (MHC).

Attendees:

1. Shelly Kemeza, Chairperson – 8 MHC
2. Alicia Smollon – 18 MHC
3. Jennifer Reilly – 60 MHC
4. Deborah "Smitty" Smith - 64 MHC
5. Jonathan Catrow – 40 MHC
6. Peggy Summers – 12 MHC
7. Melissa Allen – 6 MHC
8. Liz Bell – 42 MHC
9. Matt & Heidi Tracey – 58 MHC
10. Noel Turner – 249 Tilden
11. Joe Kolb – 166 Tilden
12. Jyl Dupont – 254 Tilden
13. Bev Caruso – 215 Tilden

Opening: Shelly Kemeza gave an overview of parking on MHC, explaining that a previous Board of Directors had given original MHC non-garage owners the choice of having 1 assigned space or no assigned space. Those owners chose "no assigned spaces." For several years, owners generally parked in the spaces in front of their own homes and/or in the overflow parking around the center circle. This worked well until new owners began to park in any space, even in front of someone else's home. While such parking was within the parameters of the By-Laws, i.e., that unassigned spaces are "first come, first serve", some residents became dissatisfied with the lack of parking in front of their homes. Parking surveys were conducted, the last one garnering only 13 responses, which was not enough to gauge the sense of the community about preferences and solutions. Therefore, the Board developed 2 different parking proposals and presented them to the community for comment. All comments, from MHC and non-MHC owners alike, were welcome.

Parking Proposals: Shelly Kemeza presented two proposals. In both proposals, remaining spaces would remain unmarked.

Proposal B: Assign 1 space per non-garage unit.

Proposal C: Assign 2 spaces per non-garage unit.

Discussion:

- Two MHC owners expressed satisfaction with the current 'open' system.
- Some MHC owners supporting either Proposal B or Proposal C believed that assigning spaces would increase home values.
- Some MHC owners believed that either Proposal B or Proposal C would provide enough space for visitors and owners with more than 2 vehicles.

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- Some MHC owners supporting only Proposal C referred to the section of the By-Laws indicating that, "...the Board shall assign a maximum of two spaces per unit..." and believed that the 12 spaces that would remain open under this proposal were sufficient for visitors and overflow.
- Some MHC owners supporting Proposal B believed that Proposal C would not leave enough "unassigned" space to accommodate visitors, or those who were unable to fit their cars into the small garages, or who needed the garage space for storage, or to avoid playing "musical cars" if one car was in the garage and one was in the driveway.
- Some non-MHC owners believed that any plan adopted by the Board for MHC should parallel Tilden Way, which has one space designated for each non-garage unit, a la Proposal B. This would 'level the playing field' so that one street would not be seen as having a privilege over another street.
- One non-MHC owner suggested adopting Proposal B, i.e., designating 29 spaces for non-garage owners, but instead of leaving the remaining 41 spaces "unassigned", designating 12 of those spaces around the center circle as "Visitor" spaces. This would assist owners in directing their guests to unassigned spaces, but still allow owners/residents to park there if space is not available otherwise.

Conclusion: The consensus of attendees – was that assigning 1 space per non-garage unit was better than assigning no spaces, and assigning two spaces per non-garage was not ideal. The consensus was to assign 29 spaces, one to each non-garage unit, to leave 29 spaces unassigned, and to designate 12 unassigned spaces in the center circle as "Visitor" spaces.

Adjournment: The meeting adjourned at 9:00 PM.

Notes submitted by: Beverly Wright Caruso

Date: September 1, 2008