

MEMORANDUM

To: All Meadows-Ferndale HOA (MFHOA) Owners and Residents
From: MFHOA Board of Directors
Date: August 13, 2021
Subject: STREET PARKING

You have received memos and notices about parking many times before, but there is continuing uncertainty and confusion about what is allowed, what is not allowed, and what the Board can and will do about it. Perhaps understanding of these key issues has been hindered by the fact that the information has been distributed piecemeal. The purpose of this memo is to consolidate the key information and try to answer the most pressing questions in one place.

First, the complaints started almost as soon as the first vehicles took up residence here and continue to this day. In fact, a question about parking enforcement was received today. The complaints and questions generally relate to one or more of the issues highlighted below. Street-parked cars can and sometimes do:

1. Inhibit the ability of the Sanitary Service Company (SSC) trucks to pick up curbside trash and recycle materials
2. Block access of watering trucks to trees in the planting strips along our roads between the roadways and the sidewalks
3. Prevent city street sweepers from doing their job
4. Prevent city and for-hire snowplows from doing their job

Second, there is the additional and overriding issue of traffic safety: vehicles parked in certain locations, such as on curves and near intersections, sometimes create safety hazards.

And finally, street parking of any type of vehicle for more than 24 consecutive hours is a violation of Section 10.08 of the Ferndale Municipal Code Section. Residents report widespread violation of this section of this code which, of course, should not be happening.

After the most recent discussions with the City of Ferndale (COF) and the Ferndale Police Department (FPD), it has finally become clear that there is very little we (the HOA Board) can actually do about street parking. The salient fact is that our neighborhood streets are city (public) streets, not HOA (private) streets – except Rossi and Josie. For all city streets, the HOA has neither the authority to make parking rules nor the authority to enforce them. The COF makes the rules and the FPD enforces them. But it's easy to sympathize with the FPD on the subject of enforcing the 24-hour rule. Imagine what a burden it would be to mark all the parked vehicles and check on them 24 hours later. Repeatedly. It's just not going to happen. So what do we do? Both COF and FPD recommend calling 911 if you encounter a situation that you think creates a clear and present danger to either life or property. This applies to any aspect of vehicular operation, but you must be specific in your 911 call. Give the FPD enough information to act on.

There is hope of an easier solution, however. It is us. We can eliminate many of the issues mentioned above. We can avoid street parking – especially where it might create a hazard or interfere with the delivery of needed services. We can park our vehicles in our garages and/or on our private driveways. However, please also note that:

1. CC&R Section 4.4 states that two is the maximum number of vehicles that may be parked in a driveway (except for short periods of time), and

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2. Rules and Regulations Section 6.5 prohibits vehicle parking on grass, barked areas, or within setbacks.
3. Rules and Regulations Section 6.5 also states that boats, campers, trailers, motorhomes or similar recreational vehicles or any type of trailer shall not be parked on any lot or stored within the development for a period in excess of 48 hours unless such vehicle is reasonably screened from view from any home or street.
4. With regard to Ferndale Municipal Code (governing city streets), the definition of vehicle includes wagons, bicycles, motor vehicles (motorcycles, cars, trucks, buses), railed vehicles (trains, trams), watercraft (ships, boats), amphibious vehicles (screw-propelled vehicle, hovercraft), aircraft (airplanes, helicopters, aerostat) and spacecraft. Parking restrictions apply to all these so-called vehicles.

The Board hopes this clarifies our situation, especially with respect to street parking. If you still have questions, please don't hesitate to send them to us using the "Send Us a Message" portal at the bottom of the home page of the [HOA Website](#).

We thank you for your cooperation.

Board of Directors

Meadows-Ferndale HOA