



June 30, 2015

Owners,

Over the past year, parking at the Ponderosa has been difficult to say the least. As you may or may not know, there are 12 interior garage parking spots and 18 exterior spaces (30 spots total). There are 18 units, and each unit is allowed 2 vehicles per the rules of the association (36 spaces if every unit has 2 cars.) Plus 2 more units at Ponderosa have gone short-term rental recently.

Over the past year, I have seen it all to bypass the rules. Paper passes are being photocopied, handed out blank so I can't identify unit, etc. Therefore, I am going to try a new system. **PAPER PARKING PASSES AT PONDEROSA ARE NO LONGER VALID.** Each unit has been issued 2 permanent parking passes. If the unit has a garaged car parked in it year around, I have put 1 pass in that vehicle. The passes clearly state on the back that there is a \$25 replacement fee on the pass if it is lost or not returned to the unit upon departure. It also states that a tag must be in any vehicle on the premises, and that includes garages.

I have contacted CB Lodging, Alpine Properties, Red Oak Properties, High Altitude Management, PR Properties, and Peak Properties about this changed. They have all been cooperative and supportive of trying this new idea except for Peak who will not inventory the permits after departure for the units.

Another step that will be taken to try to control parking at Ponderosa is to notify owners of violations and implement the \$50 per day fine as allowed by the Rules & Regulations of the association if needed. So please notify each guest that they allowed 2 vehicles total at the Ponderosa complex, and trailers are only allowed if space (and I) permit.

As an FYI we have allowed the snow removal Bobcat to park at Ponderosa in the past, as they provided the property with preferential service. They have been informed that they will need to find alternative parking for the equipment in the future.

Thank you for your cooperation and understanding.

Donna