

# Parking Report for Corn Hill Cottages

## Background

In June, July and August, the parking area at the bottom of our main driveway is more and more frequently overcrowded, leading to some creative (and unacceptable) solutions by renters. Cars are bigger and wider now, and very often people park badly using 1.5 spaces, setting off a whole row of badly parked cars. Also, many renters and owners have guests who may come for the day or evening with their own cars, thus adding to the congestion. It is also the case that people have parked cars in our lot and walked down to CH Beach to avoid the parking fee.

This year, one spot was removed as a trial to accommodate the new neighbor at 64 Corn Hill Rd. (Nessa Lear). Nessa complained that she could not see coming out of her driveway to make a right hand turn because cars were parked too close to her exit. Initially, she put up barriers to prevent cars parking there; this year, we tried to accommodate by removing the space closest to her driveway, by putting up sawhorses with "No parking" signs. Despite this, Nessa complained to Lynn Bowman about the ways cars were parked at least once this summer. The president of Corn Hill Landing Assoc., to whom Nessa had also apparently complained about CHCCA parking, called the police with the complaint that cars were in front of sawhorses barring CH Landing Rd. and Jilmar Lane.

## Current Situation

There are approximately two spaces per cottage, including in the upper (near #10 and #12 Second Landing) and lower (along Corn Hill Road) lots, if all vehicles are properly parked. (This number assumes three new spots in the upper lot; see number 4 below).

Note that Susan Dimotta has one space deeded to her in the upper lot.

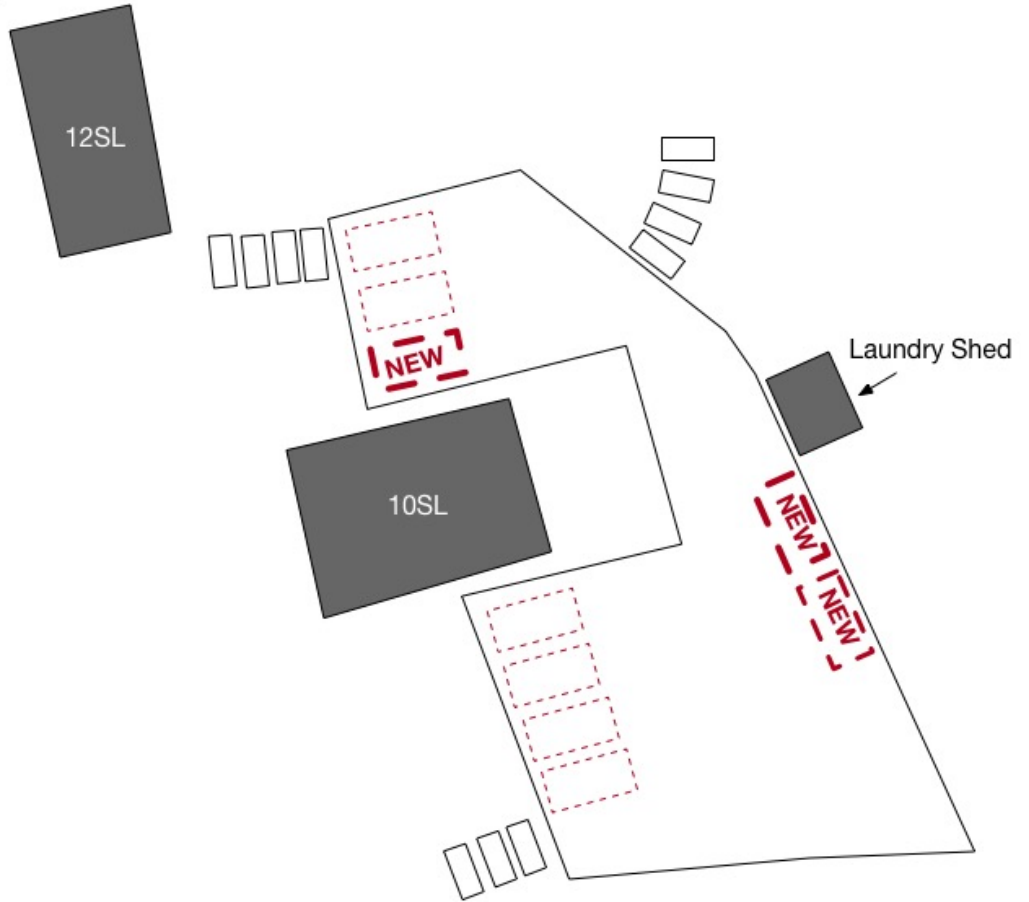
Apart from the parking space deeded to Susan Dimotta, parking in both upper and lower lots is open to all owners and renters, as per the **Master Deed, section 5. Common Areas and Facilities, part (d)**: *The common areas and facilities of the CONDOMINIUM consist of: the yards, lawns, gardens, driveways, parking areas, walkway and the improvements thereon and thereof, including walls, bulkheads, railings, steps, lighting fixtures and planters.*

## Recommendations

1. Make explicit in leases and similar documents that each unit is limited to two parking spaces. Additional cars can be parked in the Corn Hill Beach lot. (Daytime cost is \$15--9:00-4:00; in after 4:00 and out by 9:00 is free.)
  - Suggestion: Pursue the possibility of "renting" a few spaces in the Corn Hill Beach lot from the Town on a yearly basis by paying an annual fee.

2. Ensure the use of at most two spaces for each unit by issuing two “parking coupons” to renters that identify the unit they are staying in, to be placed on the car’s dashboard.
  - Issue: How do we enforce a mis-use of parking, by renters or others?
3. Clearly specify the location and proper use of all parking spaces in the rules for both renters and owners, and send letters out to renters and rental agents informing them of this stricter use of parking.
  - NOTE: the rules currently state that violations of any rule is subject to a \$100 per day fine, and by extension this should apply to misuse of parking facilities as well.
4. Create two additional spots in the upper lot along the slope near the laundry shed, and create a third spot by cutting back vegetation in front of #12SL (possibly some of the fencing needs to be moved as well). *See attached diagram.*
5. Mark the parking spaces to ensure the most efficient use using wheel-stoppers at front of spot (see attached photos).
6. Consider as options in following years, depending on how things go this year; and in general, monitor the situation and adjust as needed.
7. Specific solution for 64 Corn Hill Rd.: Reclaim the blocked spot, and propose to the owner to remove the fence crossbars at the top of that spot so that the car parking closest to her drive way can pull all the way up, providing adequate visibility.

# PROPOSED PARKING AT SECOND LANDING WAY



## WHEEL STOPPERS FOR PARKING

