

# Fallsreach Homeowners Association, Inc.

December 22, 2011

RE: Proposed Policy for Townhouse Automobile Towing

Dear Fallsreach Homeowner(s):

Pursuant to the Declaration of Covenants, Conditions and Restrictions of the Fallsreach Homeowners Association, Inc., Article VII, Sections 7(d), 7(m), 10, and other related provisions of the Declaration, the Fallsreach HOA Board of Directors and the Townhouse Committee has approved this policy governing the towing of automobiles from the townhouse parking area. The townhouse parking area includes the parking areas on Bentrledge Avenue, Bentrledge Place and Bentrledge Court. This Policy will go into effect on **February 1, 2012**.

This towing policy has been developed following receipt of numerous complaints about junk vehicles left unmoved in the townhouse community for extended periods of time. We are circulating this draft policy to solicit comments from the community before finalizing the policy. The comment period will extend for thirty (30) days from the date of this letter. Please review the draft on the reverse side of this page and provide comments as indicated below by January 23, 2012.

For your reference, the Board has or will shortly enter into a contract with a reputable towing company (G&G Towing of Rockville, MD, which may on occasion change), which will remove cars solely at our request. The towing company will NOT have authority to patrol the parking area or remove cars without an explicit request from the Board. Appropriate signs, pursuant to Montgomery County code, will be posted in the townhouse parking lots, which will indicate the phone number to call in the event your vehicle has been towed. With prior notice to the community, this policy will be subject to additional revisions or modifications.

If you have any comments, please contact Donn Layne ([donnlayne@gmail.com](mailto:donnlayne@gmail.com)) or Lou Levy ([loulevy@comcast.net](mailto:loulevy@comcast.net)), or send them directly to Joyce Slaten at Community Association Services, Inc., [joyce.slaten@casinc.biz](mailto:joyce.slaten@casinc.biz).

Sincerely,

*Lou Levy*

President, Fallsreach HOA

## FALLREACH TOWNHOUSE AUTOMOBILE TOWING POLICY

**Effective February 1, 2012**

*Background:* The Board regularly receives complaints about abandoned vehicles left in the townhouse parking area; such as junk vehicles, vehicles parked in unauthorized spaces for extended periods, and commercial vehicles. Such vehicles are in violation of Fallsreach covenants and restrictions.

Pursuant to Article VII, Sections 7(d), 7(m) and 10 of the of Fallsreach Homeowners Association Declaration of Covenants, vehicles meeting the conditions set forth below will be subject to towing:

1. Junk vehicles.
2. Vehicles lacking license plates or bearing license plates tags that are not current.
3. Vehicles on blocks.
4. Vehicles with missing or flat tires, broken glass, broken headlights, or otherwise not in legally drivable condition for a period of time in excess of thirty (30) days.
5. Vehicles chronically parked in unauthorized spaces designated to other homeowners.
6. Commercial vehicles.

The process for towing vehicles is as follows:

1. Upon receipt of a complaint, the Board, through a delegated individual, will place a dated sticker, containing contact information for the Townhouse Committee member having responsibility for townhouse parking, on the vehicle notifying the owner that it must be removed.
2. If, after three (3) days, the vehicle violation is not corrected (by removal, appropriate repairs, or current registration), the Board, through its delegated person, will ask the towing company to remove the vehicle from the property at the vehicle owner's expense. The vehicle owner will be solely responsible for fees required to secure the release of the vehicle from the towing company.
3. If a sticker appears on your vehicle, we encourage you to contact the individual whose name and number appear on the sticker without delay.
4. The Board will not be responsible for any damage the vehicle incurs as a result of the towing or storage of the vehicle by the towing company.

*Effective Date:* **Beginning on February 1, 2012**, if the Board receives a parking complaint for infractions as described above, or otherwise identifies, such infractions, the Board may have the vehicle towed from the parking area at the car owner's expense. For your reference, the Board has entered into a contract with G&G Towing of Rockville, MD, which will remove cars solely at our request. G&G will NOT have authority to patrol the parking area or remove cars without an explicit request from the Board. Appropriate signs will be posted in the townhouse parking lots.