



Hidden Grove/Green Valley  
Homeowners Association

***"Our mission is to provide for the safety of our residents,  
maintain the common property and protect our home values."***

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Board of Directors Special Meeting Minutes      Date: October 21, 2024

Call to order  
6:00 P.M.

Board Present: Cheyanna Martinez, Gary Beech, Scott Hoffschneider and  
Fred Harrison

Staff Present  
Yanneli De La Torre

Resident's Present  
1277 Nadia Way – Danny Morales  
2306 Lara Lane – Mark McSorley  
1348 Ivan Lane – Lisa and Eric Baker  
1119 Nadia Way – Heidi Ross

This meeting was called to discuss and review our current parking regulations.

Proposal:

1. To amend and add to our current Rules and Regulations, section 9 –  
Vehicles. This would be posted and shared with residents via Facebook,  
newsletter, website, bulletin board and door to door communication.

Please see highlighted areas (areas to amend or add to current rules and  
regulations).

**Section 9 – Vehicles**

- a) The speed limit within the Subdivisions is ten (10) MPH. Residents and their guests are  
required to adhere to the speed limit of ten (10) MPH. If speed violators are reported to the  
Homeowners Association, the responsible Lot owner may be fined.
- b) Parking is allowed on only one (1) side of the streets. Signs are posted, and curbs are marked.  
Vehicles parked in "No Parking Fire Lane" areas or in front of fire hydrants will be reported  
to the Central Point Police Department. Vehicles must be parked so they do not pose a safety  
hazard, block any resident's driveway or restrict the traffic flow of any vehicles. **Vehicles in**

violation will be subject to towing without notice. Temporary allowances can be made with manager pre-approval.

- c) No person shall stand or park a vehicle in a street other than parallel with the edge of the roadway, headed in the direction of lawful traffic movement and with the curbside wheels of the vehicle within twelve inches of the edge of the curb.
- d) Motorcycles, passenger autos, vans or pickup trucks of the size of one (1) ton or less may be parked within the Subdivisions. Large commercial vehicles are allowed as may be reasonably incidental to services being performed or deliveries being made. All other vehicles shall not be parked within the Subdivisions, except for within the RV storage area. Semi-truck tractor units may be left on the street for one (1) hour to accommodate loading and unloading of the cab.
- e) Major overhauling or repairs of vehicles, boats or other equipment shall not be permitted. Minor repairs, such as tune-ups, are permitted but shall not include oil changes, lubrication or the use of any hazardous materials. Vehicles must not remain under repair for more than three (3) days and must be maintained in a clean and orderly manner. No equipment, engines, motors, etc. shall be washed anywhere in the Subdivisions. Vehicles leaking gasoline, oils, coolant, etc. must be repaired and spills must be cleaned up promptly. Inoperable vehicles or vehicles with expired registrations shall not be parked within the Subdivisions except within the RV storage area.
- f) Parking of boats, trailers, trucks (other than pickup trucks), campers, recreational vehicles and like equipment shall not be allowed on any part of any Lot nor on streets except within the confines of an enclosed garage, storage carport or behind a screening fence or shrubbery tall enough to screen the vehicle from view which shall in no event project beyond the front walls of any dwelling or garage. Recreational vehicles and boats may be left on the Lot for twenty-four (24) hours to accommodate loading and unloading.
- g) All recreational vehicles and boats shall be stored or otherwise parked in a designated space in the RV storage area. No recreational vehicles or boats shall be stored in the Mini Storage Unit area without express permission of the Homeowners Association.
- h) Off-road vehicles, such as ATVs, snowmobiles, dirt bikes, etc., may not be operated on the streets within the Subdivisions.
- i) Parking is not permitted on sidewalks and yards. Parking off the street is confirmed to a driveway, carport or garage. The sidewalk must remain clear for pedestrian use. Parking on a yellow line is to be used for immediate loading and unloading ONLY.
- j) Street parking is a common element of the subdivision. The owner or resident of the property adjacent to a street parking space is not entitled to use it as an exclusive space to park your vehicle.
- k) Residents equipped with a driveway and/or carport must utilize this space as primary vehicle parking. If a driveway or carport is non-existent at a given residence, and/or the carport is fully occupied by vehicles, street parking may be used for additional overflow parking.
- l) Parking in a common element street space is limited to seventy-two (72) hours. Vehicles parked for more than 72 hours may be fined or towed at the owner's expense.

Enforcement:

1. Vehicles found in violation of this resolution are subject to fines and towing for each occurrence.
2. The first violation will result in a "Notice to Correct." The Notice to Correct shall describe the nature of the violation; the proposed fine or other sanction to be imposed (including towing); the right to request a hearing within 10 calendar days of the date of the letter; and that the proposed fine or other sanction will be imposed unless a request for hearing is received within 10 days of the date of the letter. If the Managing Agent receives a request for a hearing within the time limit, a date and location will be established, the owner notified and any fines or other sanction for the violation will be held in abeyance until after the hearing.
3. If no hearing request is received, a fine of \$100 will be charged to the owner. Fines relating to parking violations occur daily. For example, the same vehicle parked in violation for 5 consecutive days is subject to 5 fines, even if the vehicle is moved from one violating location to another.

Fred proposes amendments and additions to Rules and Regulations, Gary seconds, Cheyanna and Scott in favor.

Cheyanna motions for implementation and enforcement of amended Section 9 in the Rules and Regulations, beginning January 1<sup>st</sup>, 2025. Scott seconds, Gary and Fred in favor.

Executive Session:

Meeting adjourned at 6:40 P.M.

Respectfully submitted,

Scott Hoffschneider