

Parking and Towing Policy Frequently Asked Questions

1. Who is eligible? Answer: Homes with a garage and a driveway (same unit) are not eligible for a “reserved” designation. If the home has a garage but no driveway, or a driveway but no garage, the home is eligible for one reserved parking space. If the home does not have a garage or a driveway (so neither), the home is eligible for an initial reserved parking space, and can then apply for a second reserved parking space.
2. What happens to my original reserved parking space? Answer: Nothing. Homeowners are not required to request the original reserved parking space if one has been provided.
3. Who is responsible for paying towing costs? Answer: The vehicle owner is responsible for paying all towing and storage costs, including in situations where a resident has called for the tow (by the towing company contracted by the Stedwick Homes Corporation) due to a vehicle being parked within 5 feet of a driveway (without permission of the homeowner, agent or resident), blocking access to a private driveway, blocking a reserved parking space or parked in an unauthorized reserved/designated parking space.
4. If reserved, where will the second parking space be located? Answer: As close to the unit as possible allowing for already assigned parking spaces, and other community assets (i.e., fire hydrants).
5. Can the Security Company sticker a vehicle that is parked within 5 feet of a driveway? Answer: No, the Security Company does not sticker or otherwise request towing of vehicles because they are parked within 5 feet of a driveway. The unit owner/resident has to initiate reporting and towing of a vehicle blocking or parked too close to the driveway/reserved space.
6. What about the use of garbage cans, cones, recycling bins and other objects to reserve parking spaces? Answer: Use of garbage cans, cones, recycling bins and other objects to reserve parking spaces is not permitted and the items will be collected and discarded. No other means (other than SHC approved and painted reserved parking spaces) of reserving a parking space will be permitted.
7. How does the annual renewal of the second parking space work? Answer: The annual renewal of the second parking space was removed from the policy and is no longer required.
8. Did I miss the Community Meeting about the parking policies? Answer: Due to COVID related precautions, all feedback on the changes to the policies and the initial implementation was done through Zoom and mailings. MVF is targeting 2023 to allow in-person meetings. At that time, an open Community meeting will be held to discuss the progress made to date.
9. Where are my guests able to park? Answer: We understand that the implementation of this policy severely limits the number of open parking spaces for guests and others. There will still be some open/unmarked spaces where guests may be able to park. Street parking is also an option where permitted. At this time, there is no designated/marked “Visitor” parking.

10. Do I have to reserve a second parking space? Answer: Nothing in the policy requires a neighborhood or owner to request a second reserved parking space. Neighborhoods where things are working well are not required to change.
11. The parking in each of the 8 neighborhoods is different. Why is there only 1 policy? Answer: Due to how the by-laws are written, decisions by the Board must be “fair and equitable” to all homeowners within all of Stedwick. The second reserved parking space is being offered as an option – fair to everyone but not required of anyone.
12. Can we do something like parking passes, stickers or hang tags? It seems it would be easier to enforce. Answer: Hang tags were initially proposed and met with strong negative comments and resistance by most of the Stedwick Community. This alternative was dropped and the Board pursued alternatives that would be less costly to implement and viewed more favorably by the owners and residents.
13. Is the \$50.00 a one-time fee? Answer: Yes. It is for the first time the new reserved space is painted.
14. What happens if I sell my home? Answer: Community parking spaces belong to the Community and are not the property of the homeowner. The details of how any reserved parking spaces for the unit will be handled during the sale will be stated at the time of the sale of the home.