

# PARKING POLICY OWNER COMMUNICATION

## Parking Policy Update – Communication to Shores Owners and Frequently Asked Questions (FAQs)

### EVERY SINGLE VEHICLE PARKED AT THE SHORES IS AFFECTED BY THIS PARKING POLICY

Aloha Shores Owners. In 2021 The Shores' most frequent owner issue was related to insufficient visitor parking and concern with the number of covered cars taking these spaces. Shores staff spends a great deal of time addressing parking issues.

With the leadership of the Facilities and Grounds Committee and the AOA Attorney, the Board has finalized a parking policy that is compliant with our Declaration, Bylaws and Hawaii State Law, that we believe is fair to everyone, and will assure sufficient visitor parking for guests, contractors, and visitors to the property. **This policy will represent a change to EVERY owner's parking practices.**

The new Parking Policy is available on The Shores Website [www.theshoresatwaikoloa.com](http://www.theshoresatwaikoloa.com). Additionally, a copy of the Parking Policy, has been emailed to all owners.

The Shores visitor parking stalls are designated in our governing documents as a Common Element of the property. A review of the Declaration by the Board and the AOA attorney demonstrates that The Shores was designed to allow one car per apartment, thus the single, designated space for each apartment.

Over time, an increasing number of owners have acquired cars and keep them on the property. Some owners, when off the property, have been parking their car (often covered with a car cover) in violation of the Declaration, and in the spaces designated as visitor spaces.

This has resulted in inadequate visitor parking for guests and visitors to the property and is not compliant with the Declaration.

## FAQs

1. When will the new parking policy be effective?
  - a. The effective date will be March 1, 2022
  - b. Owners not in compliance by May 1, 2022, will be subject to the Fines Policy and ultimately, towing of the vehicle, unless special arrangements have been approved by the Board.
2. Wasn't the area behind Bo Tree Tower once designated for long-term parking?
  - a. For several years, the Shores House Rules had **inappropriately** allowed use of select unmarked stalls for long-term parking. In 2017 when the assigned, designated parking spaces were numbered for their designated apartment this space was no longer accessible.
3. Where CAN we park our cars long-term if we want our designated spot to be available for rental tenants?
  - a. Waikoloa Land Company has five (5) spots available for \$100/month plus GET (prepaid). There is also a refundable \$150 security deposit. There is a two-month minimum. Contact Robert Otake, [rotake@waikoloaland.com](mailto:rotake@waikoloaland.com) (808) 365-5391.
  - b. Kona Airport has long-term parking [airports.hawaii.gov](http://airports.hawaii.gov) (for KOA or Ellison Onizuka International Airport).
  - c. Valet Island Parking offers basic parking for \$75/month and other enhanced services. In 'old' industrial area, near Umeke's Restaurant. Airport Shuttle available. [Propmantgmt@yahoo.com](mailto:Propmantgmt@yahoo.com) (808) 987-3429.
  - d. Storage Facilities that have a car storage service:

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- i. Extra Space Storage (near Costco, just before the large Spectrum service structure). Offer a variety of options and including airport service with advance notice. [extraspacestorage.com](http://extraspacestorage.com) (808) 329-9722
  - ii. Great American Self-Storage (Behind Target) [greatamericanselfstoragehawaii.com](http://greatamericanselfstoragehawaii.com) (808) 419-3173.
  - iii. My Self Storage Space (across from Costco) [selfstorage.com](http://selfstorage.com) (844) 740-5847.
4. I only have one car, don't rent my unit, and only use my designated spot. Does this policy impact me?
  - a. Yes, it impacts every owner with a car on the property, if only that you need to obtain a parking sticker and register your car with the GM.
5. Can I rent out my car in a program like Turo and store it in a visitor space?
  - a. Short answer, NO. According to our Declaration, NONE of the Common Areas can be used for any commercial activity. Just as the tennis courts or pool cannot be used for a commercial activity, the parking lot cannot be used as a parking area for commercial rental (Turo) cars. If you choose to use your designated spot for this purpose, that is a Limited Common Area and would be permitted.
6. My family has more than one car. How do I get permission to park our second car in a visitor space?
  - a. When the policy is finalized and effective, an application process will be initiated in which the Board will review your reason(s) for needing a second vehicle; your plan for parking it on a day-to-day basis and when you are away; and any other factors you ask to have considered, and either approve or deny the application. The application would need to be resubmitted annually for this limited number of spaces. **Under no circumstances will more than two owner cars be allowed, regardless of the reason.**
  - b. Any vehicle that is authorized through this process will be provided with a parking sticker.
7. What about using the work area behind the tennis courts?
  - a. Limited space in that work area is Shores property. The Facilities and Grounds Committee and Board are in the process of looking at this potential option for long-term storage. More to follow.
8. When I am on-island I have frequent dinner parties. Where can my guests park?
  - a. Dinner guests and other social guests are to park in the visitor slots. The definition in the policy for **guest** is *a person or entity who is invited by an owner, tenant, or long-term tenant to visit or perform work at such apartment while such owner, tenant or long-term tenant is occupying such apartment.* Overnight guests will need a permit from the GM.
9. What if I have a verbal agreement to allow someone use my designated parking slot. Do I need to submit a formal written agreement to the GM?
  - a. If the agreement is satisfactory to both parties, documenting the agreement in an email to the GM is sufficient.