

Old Orchard Community

Parking FAQ

1. How did this towing policy come about?
 - a. **After spending unrecoverable sums of money sending “warning” letters to homeowners in violation of the parking regulation, having no change in behavior, and continuous complaints from concerned neighbors regarding the excessive parking in the street, your HOA board reviewed the covenants (bylaws) and created an enforcement policy. This policy was made public to those in attendance to one of the board meetings, where the motion to approve the adoption was passed. Implementation started on April 1 with ample notice given to the community. The policy was recorded with the Fort Bend County authorities making this policy legally binding.**
2. Couldn't whoever called to tow the car first knock on my door to ask?
 - a. **The instructions to the towing company are to not be confrontational with any offending party. If the car is illegally parked on the street, it will be removed – no questions asked.**
3. What constitutes an illegally parked car?
 - a. **The enforcement policy stipulates the following:**
 - i. **The garage and/or driveway SHOULD be used for parking before parking in the street.**
 - ii. **If the driveway is full (most driveways accommodate 4 cars), then parking in the street is allowed ONLY in front of your property. The car on the street WILL NOT be towed AS LONG AS the driveway is OCCUPIED.**
 - iii. **In the event that a car moves out of the driveway, the car parked on the street SHOULD be moved to the driveway. If not, then the car is subject to towing.**
4. Where is it stated that towing is enforced in Old Orchard?
 - a. **The signs indicating that there is no parking in the street in Old Orchard are posted at BOTH the entrance and exit gates. They also show the towing company details (phone number).**
5. Are we neighbors or turning to spies against one another? For while we make rules to help us we should not use penalties at a drop of the hat.
 - a. **As stated before, many “warning” letters were sent to those in violation, and no curb/modification of behaviors was achieved. The next logical step was to start penalizing those in violation. Towing is the penalty for non-compliance.**
6. What portion of this money comes into our HOA purse?
 - a. **None. The money collected is the Federal (State) regulated fees for towing. The HOA is not getting anything in return.**

7. Have we elected HOA officials to make money for their friends and cronies at the expense of other home owners?
 - a. **Negative. The HOA Board (officials) is looking for the benefit of the community at large. An orderly community benefits as all, improves its aesthetic appeal and maintains a high resale/appraisal value of your property.**
8. How is the towing policy applied/enforced?
 - a. **The towing company has been asked to randomly patrol the neighborhood twice a day. It is not a constant monitoring as the HOA board did not want an army of tow trucks roaming in the neighborhood. When the tow truck is patrolling the community, it is looking for those cars in violation as stipulated in question 3 above.**
9. When I first moved here in 2008, there was a policy that no cars can park on the street more than 24hrs. How come they towed your car?
 - a. **The covenants, ARTICLE 6 , SECTION 4, PARAGRAPH 4.3 refers to the prohibition of parking and reads as follows: "No vehicle owned or operated by an occupant or an occupant's guests shall be parked in any street when the driveway of the occupant is capable of being occupied by a permitted vehicle, in which case, the occupant's or the guest's permitted vehicle must be parked in the occupant's driveway..."**
10. Who is responsible for calling the towing company?
 - a. **The towing company has been instructed to randomly patrol the community at different times but no more than twice daily. There is no call made.**
11. Is the tow truck just roaming the streets looking for people to tow?
 - a. **The tow truck roams the streets and only tows those in violation. The board has suggested a number of tows per day not to create havoc, but to look for heeding the policy. If any party continues to disregard the policy, you will eventually be towed.**
12. What if I have a party and expect to have more people/guests than my driveway can handle?
 - a. **The board has created a form to be filled out online to advice of a party and expected number of vehicles/guests. The towing company has access to this online form, and takes it into consideration when patrolling the neighborhood. If you forget to submit this form, you are exposing your guests to the risk of being towed.**