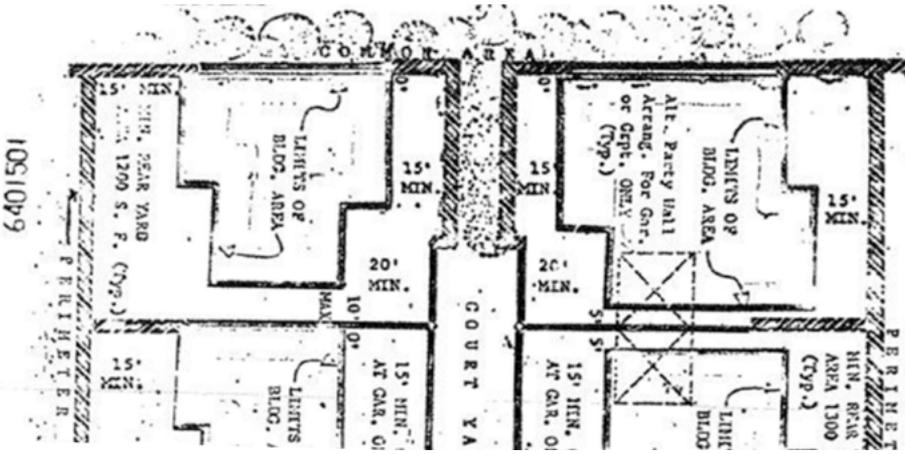




Common Areas

In Timberlane we are fortunate to have 25+ acres of green common areas that preserve the natural beauty of our community, provide privacy, noise buffers and extra space where children can play and explore. Almost all cul-de-sac entrances/easements connect to a greenbelt making them thoroughfares between neighborhoods.

We recognize the boulders are inhibiting parking in easement areas. Please know that it has never been acceptable to use this space for parking, even temporarily. Every home was built with a two car driveway and a one or two car garage. Those who choose to use their garage for storage, or have converted it to living space, have effectively reduced parking availability for their residence. This choice does not obligate the community or neighbors to make way to accommodate. The cul-de-sac design of our neighborhood is rare as Timberlane was built in 1967-1971 with many authorized variances to the building code of that time. There is no way these homes would be built this way today. But that does not mean that parking in common areas is acceptable.

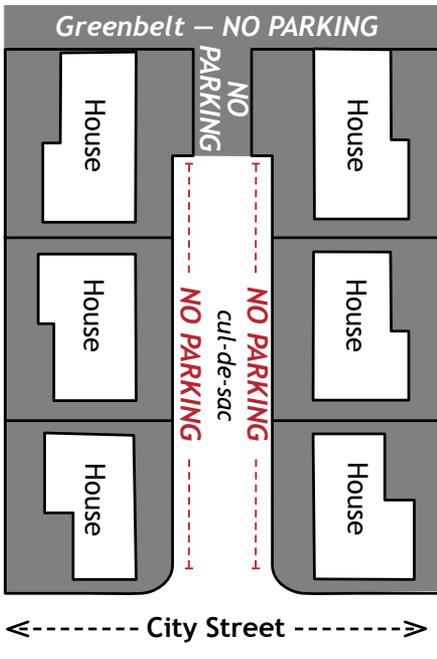


Above is part of a diagram from our CC&Rs of a typical court in divisions 1, 2, and 4 showing a 10 foot entrance to a greenbelt. In division 5 the entrance is 20 feet, that is, it is as wide as the cul-de-sac.

It has been found that not all cul-de-sacs have dropped grated well drains. It is not known if that was by design or if they were destroyed over time. The access easement to the greenbelt facilitates drainage when it is root bound with vegetation. It was never intended to be used for vehicle traffic. Equipment or vehicle use, especially on wet soils, can result in compaction. Compacted or impervious soil layers have less pore space, which restricts water movement through the soil profile (https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/home/?cid=nrcs142p2_053870). And remember there are utility lines under many, which can be damaged.

For those cul-de-sacs with known drains we have started a rotating annual maintenance plan to keep them in good order. We recognize prior to this change these drains had not received proper maintenance for years, possibly decades. It is our hope that reestablishing the vegetation will eventually help with drainage problems.

Please note: Parking along the front of your home on the pavement is also not allowed. Parking in these areas not only interferes with driveway access for neighbors, it interferes with access by emergency vehicles.



A number of homeowners have been fantastic stewards of these green areas. We had to treat each area equally by installing a boulder where parking was possible. We apologize to those who had such nicely manicured green spaces that were affected by this project and we appreciate all you have done to keep your common area nice.

