

A BRIEF HISTORY OF THE DEVELOPMENT OF THE RV STORAGE LOT - by Dale Rausch



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Between 1984 and 1988 there had been three temporary RV parking areas. Each area was a very rough graded dirt site, no facilities, temporary fencing, and little or no security. Each of the new areas was about 50% larger than the previous one, dirty or muddy, full of ruts and had limited identification of parking spaces or driving lanes. There was no control over the type of vehicle parked, total number of vehicles parked per resident, or the condition of such vehicles. Thus, the area was full to overflowing within a year and became a graveyard for some "junked," inoperative or unwanted vehicles.

In early 1987 the RV Club helped the Home Owners Ass'n. General Manager write a set of RV Rules & Regulations to clearly define an RV, limiting each resident to only one space, requiring each vehicle to be in operating condition, licensed and insured, and have a current registration in the name of the resident. These Rules & Regulations were approved by the Developer and the Master Board and these same Rules & Regulations are still valid today.

By mid-1987 the Developer started talking about, and making preliminary plans for a permanent RV parking area to be completed by 1989. The RV Club officers and a ten member Special Advisory Board immediately became very active and involved with the Developer and his staff, the Home Owners Ass'n. Board and the Home Owners Ass'n. General Manager to insure that the Club needs and requirements were not overlooked, short-changed, or disregarded by uninformed decisions, as well as by individuals and groups who were opposed to the RV parking area. Some residents wanted the RV parking area moved outside the Village and the land used to satisfy their own pet projects and/or dreams. There were many spirited discussions and meetings on the subject before the final Developer's plans were completed. The actual construction began in the fall of 1988 and was completed in early 1989.

The Developer's early for a small pie-shaped large as we have today) This area also included some sort. There were such as a dump station, space layout like most 24" between vehicles



published plot plan provided RV parking area (about 1/3 as down by the Shadowridge gate. a maintenance building of no plans for any facilities. and they suggested a parking commercial storage lots -- and narrow driving lanes.

The Club performed many studies of projected over-all area use requirements, space sizes and driving lane widths to insure safety in an "operating vs storage" concept. We demonstrated our needs by actually driving, turning around and parking each type and size of vehicle for interested and responsible decision-making personnel. The Club provided many parking space layouts to insure the best use of the site provided and tried to satisfy all reasonable requests. There were many meetings with the Developer, his staff, Master Board members and the General Manager.

In the end, we got a good, safe and adequate RV parking lot with a dump station, reasonable size parking spaces and adequate driving lanes to reduce the chance of accidents. The RV Club did a good job on this project!!

(See Editor's note on next page)

R V STORAGE LOT HISTORY

- 1989-1992 RV Lot established by Developer and BOD with user input. RV Club determined space layout, etc. The paved lot included heavy wooden gates with padlocks. A one-time user fee (Assessment) of \$50 was set and collected by Security along with a user agreement. Later, at user request, the front gate was changed to remote controlled power operation and security sensors were added to the fence. Also, motion detector activated lights were installed at the perimeter for enhanced security. The RV Club provided labor for the lighting installation as well as covering some costs. The user fee was increased to \$100 to cover the costs of the improvements and a \$25 fee (\$15 refundable) was introduced for the remote gate operator. (It should be noted that the \$100 fee is not charged to temporary users of the lot.)
- 1993 RV Club members paid for and built a small shed to enclose an air compressor and for storage of club gear.
- 1996 - 1997 Following a series of break-ins and input from police agencies, etc., the Club proposed additional elevated lighting for security. In conjunction with OHCC Security, an effort was made to remind owners to keep vehicles locked and Security increased the night patrols through the lot.
- 1997 The main gate to the lot was relocated to accommodate the new storage building and the RV Club recommended a sliding gate for better access. The rear gate was rebuilt and modified for power operation with funds and labor provided by the RV Club in order to have a second exit for large rigs and for safety reasons. New remote gate operators were authorized by OHCC BOD and purchased by Security. The RV Club paid for a heavy duty upgrade to the main gate operating motor.
- 1997 The lot was resurfaced as a maintenance item and then restriped to a layout prepared by the RV Club in order to better utilize the available space. The RV Club assisted Security in the effort to move vehicles during the process.
- 1997 An RV Club proposal to add elevated lighting to the lot perimeter and to authorize funds for other modifications by the RV Club was approved by the BOD. The policy of collecting \$125 from new RV users was continued.
- 1998 The contracted elevated lighting task was completed. Effort to modify the low level systems has been tabled pending agreement with the General Manager as to what is best considering the new lights, the impact of extended fencing along Shadowridge by the adjacent developer, and an input from Security. **For the first time, the demand for RV spaces has exceeded the available supply necessitating a wait list.**

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