

Woodridge Escondido Property Owners Association

A California Nonprofit Mutual Benefit Corporation

NOTICE OF EMERGENCY RULE AUTHORIZING TOWING IN CASES INVOLVING FIRE SAFETY

October 1, 2025

Dear Homeowner,

To protect the safety of all residents, at its open meeting held on September 30, 2025, the Board adopted an emergency rule change to address an imminent threat to public health and safety. The Board found that any vehicles parked in fire lanes, blocking fire hydrants, or obstructing emergency vehicle access create a critical risk to the residents of Woodridge Escondido. The Board also found that any possible delay in response time by emergency responders could have dire consequences for our members' health and their property.

Civil Code section 4360(d) authorizes the Board to adopt an emergency rule change, "If the board determines that an immediate rule change is required to address an imminent threat to public health or safety, or an imminent risk of substantial economic loss to the association." This allows the Board to forego the usual 28-day notice and comment period ordinarily required to amend the Association's rules. Given the immediate and serious nature of this risk, the Board has determined that it is essential to have a rule that allows for the immediate removal of vehicles parked in fire lanes, blocking fire hydrants, or obstructing emergency ingress or egress. Thus, the Board has determined that an immediate rule change is necessary to address an imminent threat to public health or safety, and, therefore, has adopted this emergency rule change pursuant to Civil Code Section 4360(d).

Rule 3, of the Parking Enforcement Rules is amended as follows (items to be added are indicated by underline):

3. Owners/Tenants (including their guests or contractors) who violate the Parking Rules and Regulations are subject to assessed fines for non-compliance. Owners are responsible for their Tenant's violations. Parking a vehicle within 15 feet of a fire hydrant or in a fire lane, or in a manner which interferes with an entrance to, or exit from, the community is subject to immediate fine in amount of \$125 and tow of the vehicle at the vehicle owner's expense. The fine will increase as the Board may determine for repeated infractions. A courtesy notice will be given if parking without permit in Common Area Parking Lots. If violation continues it will result in hearing and fine.

The purpose and effect of this rule change is to ensure first responders have unimpeded access to our community, in alignment with existing law.

This rule change became effective immediately upon adoption by the Board on September 30, 2025.

As an emergency measure, this Rule will be in effect for a maximum of 120 days (expiring on January 28, 2026), or until it is formally adopted as a permanent rule following a 28-day member comment period.

Please also accept this letter as notice of the Board's intent to consider permanent adoption of the above rule change at a duly held open Board meeting no sooner than 28 days from the date of this letter. Members may submit comments on the proposed permanent rule to Board of Directors c/o PMC 11717 Bernardo Plaza Ct Ste. 220 San Diego, CA 92128, or via email to the manager at susanm@pmchoa.com.

Sincerely,

Board of Directors
Woodridge Escondido
Property Owners Association