

Cindy Richards

**From:** <kzipperle@win.net>  
**To:** "Cindy Richards" <crichards@win.net>  
**Sent:** Thursday, February 01, 2007 12:47 PM  
**Subject:** Re: Parking Spaces

It's really not your problem. We may need to compile and maintain an updated list of parking spaces available for purchase. Obviously, these would be homeowner-to-homeowner transactions. Prell's and mine would certainly go a long way in creating the list, but I don't want other homeowners overlooked. For example, I know that Sharon has a client listing with an extra parking space that may be for sale.

I'd like to talk with you along these lines, or if you have another option to consider. Call me when you do lunch today, I'll let you know when the best time is for me...KZ

Quoting Cindy Richards <crichards@win.net>:

- > Let's talk about the proper way for me to respond to these inquiries.
- >
- >
- > ----- Original Message ----- From: <phila3224@bellsouth.net>
- > To: <crichards@win.net>
- > Sent: Thursday, February 01, 2007 11:25 AM
- > Subject: Parking Spaces
- >
- >
- >> Cindy:
- >> The recent minutes indicate that several parking spaces are for
- >> sale. Do you have a listing of these and their costs? We may have
- >> an interest in a ground level space where my wife's raised-roof van
- >> could park.
- >> Fred
- >>
- >>



**Cindy Richards**

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**From:** "Betty Cantrell" <bettycan@insightbb.com>  
**To:** "Richards Cindy" <crichards@win.net>  
**Sent:** Wednesday, April 11, 2007 9:47 AM  
**Subject:** Parking spot exchange  
Cindy,

I would like to assign parking spot #527 to Unit #819 and will need a copy of the form. If Thunder preparation and Insight installations are overwhelming right now, I could probably fill it out myself. I will leave that decision to you, not a problem here, I could just pick up the form at any time.

The current information is as follows:

Donald and Elizabeth Cantrell

Parking Space #527

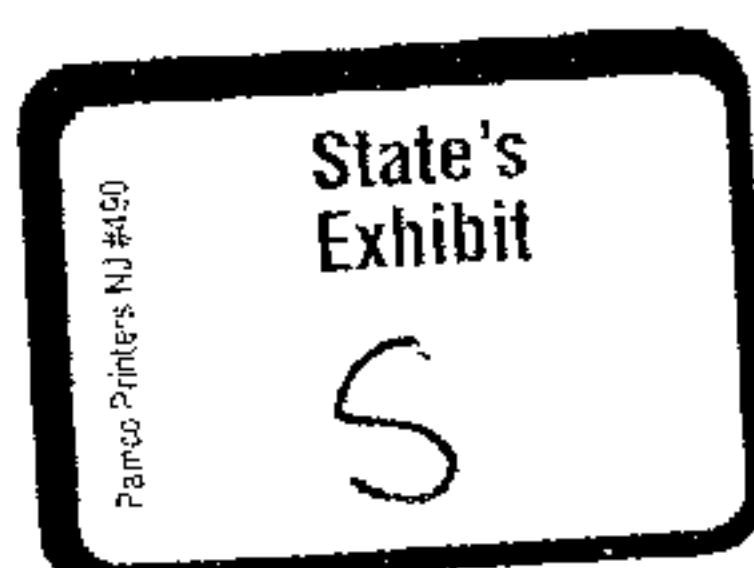
Appurtenant to Unit #712 and recorded as instrument 200412392 Dated 05/21/2004. This should be the information that is on file.

I am also interested in purchasing parking space #23. Would the office handle this transaction? Could you send me the details that I would need for that purchase. Confirm price-type of payment needed-made out to whom?

I would also like to place parking space #528 on the parking spots "For Sale" list for \$11,500. It is presently assigned to Unit #712, Clark County Recorder instrument #200602801 dated 02/08/2006. Assignment was signed on 1/20/2006 and should be on file.

Thanks,

Betty Cantrell  
#712  
ph: 280-9712



**Cindy Richards**

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**From:** <kzipperle@win.net>  
**To:** <crichards@win.net>  
**Sent:** Thursday, April 12, 2007 11:37 AM  
**Subject:** Parking Space Pricing  
A final point I'm not sure we discussed...

The four other Board members (Bobby, Sharon, Barb, Mary Lou) I consulted with yesterday morning said they were comfortable imposing the "minimum pricing" restriction on sellers wanting to add spaces to our available inventory list. This is the price established by your +/- system, which everyone understands is not foolproof.

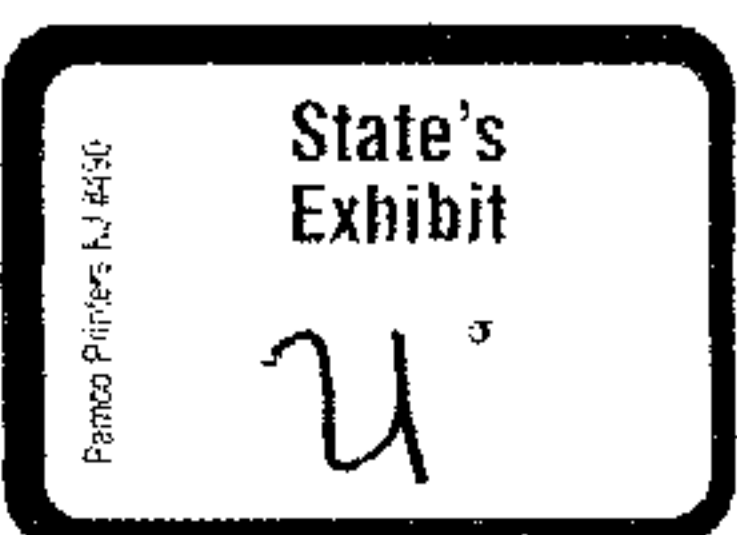
This obviously should not prevent an owner from pricing their space above that minimum and adding it to the list. Anyone wanting to discount their list price simply chooses not to be on the list, but can freely promote their parking space thru other channels.

This is the response we will give to Betty Cantrell and anyone else wanting to price and sell a parking space. If you'd like, and if it becomes necessary, I can convey this message to Betty in lieu of yourself. Just let me know.

Thanks for your help. KZ



Space No.	Owner	Covered	Close Proximity to Door	Flat Surface of Garage	Obstacle in Space	Service Area Location	Smaller than normal	Notes	Value
5	KZ	+3000	+2000	+1000	-500	+1500	-5000		8,500
6	KZ					+			8,500
21	KZ								7,500
23	KZ								7,500
107	FP	+	+	+	column				12,500
114	FP	+	+	+	column				12,500
115	FP	+	+	+	column				11,500
123	FP	+	+	+	column				11,500
127	FP	+	+	+				extra wide (add \$500)	11,500
128	FP	+	+	+					
137	KZ	+	+	+	column				
201	KZ	+	+	+	column				10,500
319	FP	+	+	+	column				7,500
320	FP	+	+	+					
328	FP	+	+	+					
329	FP	+	+	+					
330	FP	+	+	+					
331	FP	+	+	+					
332	FP	+	+	+	column/wet			end (add \$500)	12,000
352	KZ	+			column				
356	KZ	+							
402	FP	+	+	+					10,000
414	FP	+	+	+	column			closest to door (add \$500)	13,500
443	KZ	+	+	+					12,000
601	KZ			+					3,000
635	KZ					motorcycle only			7,000
857	KZ								7,000
660	KZ							add \$1,500	8,500
7,000 Base									



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5	KZ	+3000	+2000	+1000	-500	+1500	-5000		8,500
6	KZ					+			8,500
21	KZ								7,500
23	KZ								7,500
107	FP	+	+	+	Column (front)				12,500
114	FP	+	+	+	Column (side)				12,500
115	FP	+	+	+	Column (side)				12,500
123	FP	+		+	Non factor			extra wide (add \$500)	11,500
127	FP	+	+	+					13,000
128	FP	+	+	+	Non factor				13,000
137	KZ	+		+	Column (front)				10,500
201	KZ	+	+	+	Column (inferior)		--		7,500
319	FP	+	+	+	Non factor				13,000
320	FP	+	+	+					13,000
328	FP	+	+	+	Non factor				13,000
329	FP	+	+	+					13,000
330	FP	+	+	+					13,000
331	FP	+	+	+					13,000
332	FP	+	+	+	column/wet			end (add \$500)	12,000
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663	KZ			add \$1,500					8,500
7,000 Base									

**Cindy Richards**

**From:** <kzipperle@win.net>  
**To:** "Betty Cantrell" <bettycan@insightbb.com>  
**Sent:** Wednesday, April 25, 2007 10:15 AM  
**Subject:** Re: Parking spot exchange

I think you have the gist of what I'm talking about. The parking spaces on the list were priced based on their attributes: location with respect to entrances, whether on a flat surface or a grade, covered/uncovered, interferences like support columns, etc. The process is quite detailed and objective; numbers weren't simply plucked out of the air.

Most importantly, an individual parking space owner didn't get the opportunity to price their space at a discount to others on the list, simply to attract a buyer. Our goal here is to provide potential buyers with a list of available spaces, not as a marketing tool. If you're allowed to discount your space on the list, that may prompt another owner/lister to one-up you, and the two of you leapfrog one another all the way down in price. That's no rational way to maintain property and asset values.

Is this price fixing? In a word, no. You can sell your space for whatever you want to sell it for, that's always your choice. Advertise it, promote it, put it on TV and radio. You just can't put it on this list if it's discounted according to our pricing system. By the way, we encourage you to put it on the list at a HIGHER price. That's one way we increase property values around here, which should be what we all want, right?

One recommendation... What a parking space owner does with a buyer after contact is made we can't and don't try to monitor. If you want to discount your parking space to close a deal once someone has called you, that's your choice. For the same reason I cited above (maintaining property value), we would discourage that. But it's not something I can do anything about after the fact.

The Board has endorsed as a body the system we have and the logic behind it. Thanks for inquiring about it and maybe using it to your advantage. KZ

Quoting Betty Cantrell <bettycan@insightbb.com>:

> I don't have a clue as to what you are trying to say in the second  
 > paragraph unless it is an attempt at price fixing. Is that legal?  
 > BC  
 > On Apr 24, 2007, at 6:09 PM, [kzipperle@win.net](mailto:kzipperle@win.net) wrote:

>  
 >> Betty:  
 >>



>> A week ago, I asked Cindy to temporarily remove all of my surface  
>> parking spaces (incl. #23) from the HOA list. They're committed to  
>> short-term needs, mostly people renting them. You've probably  
>> noticed a contractor pickup regularly parked in #23. When that  
>> space is available again, it will be relisted. I wouldn't have  
>> thought that space would be of interest to you as it's situated  
>> under another tree, like #20.

>>  
>> Separately, the Board decided awhile back not to promote Harbours  
>> real assets--condos, parking spaces, etc.--at discounts to market  
>> prices. We have devised a system to ensure minimum market pricing  
>> on parking spaces. Please check with Cindy to ensure that the  
>> listed price on your space is at or above the value we calculate.

>>  
>> Thanks for your interest in buying/selling parking spaces on the  
>> HOA list. KZ

>>  
>>  
>> Quoting Cindy Richards <[crichards@win.net](mailto:crichards@win.net)>:

>>> Kevin

>>>  
>>> Forwarded per your request-sorry for the delay, we got backed up  
>>> during Thunder!

>>>  
>>> ----- Original Message -----

>>> From: Betty Cantrell

>>> To: Richards Cindy

>>> Sent: Wednesday, April 11, 2007 9:47 AM

>>> Subject: Parking spot exchange

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>>> file.

>>>

>>> Thanks,

>>>

>>> Betty Cantrell

>>> #712

>>> ph: 280-9712

>>>

>>>

>>>

>>>

>>>

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