

Exhibit 7. Comments Received from Homeowners Associations



Community of Harbor Bay Isle
Owners' Association, Inc.
3195 Mecartney Road
Alameda, California 94502-6912
(510) 865-3363

www.harborbay.org

3/03/2015

Alan Ta – Assistant Engineer
City of Alameda – Public Works Department
950 W. Mall Square, Room 110
Alameda, CA 94501

Re: Proposed Parking Changes at the Harbor Bay Ferry Terminal

Dear Mr. Ta,

As I stated during our phone conversation last week, my name is George Kay and I am the Executive Director of the Community of Harbor Bay Isle Owners Association (CHBIOA). CHBIOA is a master homeowners association representing 20 separate project associations located on Bay Farm Island. Rather than get into too much detail about CHBIOA, I suggest you go to our website harborbay.org if you need more specifics. Our overriding goal as a master association is to ensure that a high quality of life exists for our members and to ensure real estate values remain high. We do not believe the proposed changes support either of those goals.

Even though the meeting held on 2/24 about the above subject was properly noticed, I did not receive a copy. We are responding now and will have a representative(s) at any upcoming meetings. The master Board of Directors (BoD) of CHBIOA is having a special meeting on March 9th @ 6:45 PM to discuss this subject. Based on the conversation the BoD had at our meeting on February 25th, it is very likely the BoD will take a strong position against the changes in parking that are currently proposed. If that is the case, the BoD will issue a resolution and deliver it to the appropriate people in city government. As to the specifics proposed, we will likely disagree with the following:

- Removing the parking restrictions on 24 parking spaces along Adelphian Way. A physical review of the area indicated that the number of spaces is actually 26, and we would like to see the current law enforced. The additional five parking spaces from the crosswalk to Creedon Circle, which will retain their two hour parking designation, are

Bay Colony, Bay Isle Pointe, Bayview Harbor, Baywood Village, Brittany Landing-The Harbor,
Brittany Landing-The Bay, Cantamar, Centre Court, Clipper Cove, Columbia, Costa Brava, Freeport,
Harbor Pointe, Headlands, Lantern Bay, Pelican Bay, Promontory, Sandpiper Cove, Seastrand, Woodbridge



actually seven spaces. We doubt very much that the two hour restriction will be enforced based on the non-enforcement that currently exists along that stretch of road.

- We also believe the 32 spaces and the shift in the roadway markings along Mecartney Road will create significant congestion and safety issues. Creating a narrower road on an already narrow stretch of road is not in the public's interest and certainly not the interests of the CHBIOA's residents.

Furthermore, and more importantly, the proposed solution puts the burden of accepting the additional parking squarely on the shoulders of the homeowners and totally excludes the business park from any participation in the solution. Given the fact that the ferry was established to help ensure the success of the business park, we find this extremely unpalatable.

As I stated earlier, our next BoD meeting is scheduled for March 9th @ 6:45 PM at the CHBIOA offices at 3195 Mecartney Road. Please feel free to attend and bring any people/resources you feel necessary so that a thorough discussion of this matter can take place.

Best regards,



George Kay – Executive Director

The Community of Harbor Bay Isle Owners Association

Resolution of the Board (BoD) of The Community of Harbor Bay Isle Owners Association (CHBIOA) regarding the proposed changes in parking regulations at the Harbor Bay Ferry Terminal

Whereas, The Community of Harbor Bay Owners Association (CHBIOA) is a master homeowners association on Bay Farm Island, comprised of 20 project associations consisting of 2,973 homes and six commercial properties.

The CHBIOA Board of Directors (BoD) has voted to oppose the proposed changes to parking regulations at the Bay Farm Ferry Terminal. Specifically we oppose:

- Elimination of two hour parking along Adelphian Way. Additionally, whereas the City of Alameda does not enforce the current two hour limitation, we request the Police department do so.
- The shifting of the roadway markings along Mecartney road from Adelphian Way to Sharon road to allow for 32 unrestricted parking spaces. We request this remain as it is.

In addition, we request the City address the problem created by ferry passengers using CHBIOA project associations' streets for overflow parking. The associations most affected are Columbia HOA, Bay Colony Assn. (private streets), The Headlands Assn. and Freeport HOA (private streets).

Furthermore, and more importantly, we request that the City of Alameda leverage current negotiations with the Water Emergency Transportation Authority (WETA) and the Harbor Bay Business Park to address a long term solution to the parking issue.

William Pai - President CHBIOA BoD

Walter Jacobs - Vice President

Dennis Pagones - Treasurer

Ken Manley - Secretary

Paul Beusterian - Member

Gary Lym - Member

Carol Rivano - Member

 For the CHBIOA BoD.

March 9, 2015

The Headlands Home Owners Association

Resolution of the Board of The Headlands Home Owners Association (HOA) regarding the proposed changes in parking regulations at the Harbor Bay Ferry Terminal

The Headlands HOA is the homeowners association in and around Creedon Circle, comprised of 88 homes.

Resident's only vehicular route into or out of our HOA is on Adelphian Way and Mecartney Road where these proposed changes will have significant unsafe impact.

The Headlands Board of Directors (BoD) has therefore voted to oppose the proposed changes to parking regulations at the Bay Farm Ferry Terminal. Specifically, we oppose:

- Elimination of two hour parking limitation along Adelphian Way.
- The shifting of the roadway markings along Mecartney road from Adelphian Way to Sharon Road to allow for 32 unrestricted parking spaces. We request Mecartney Road to remain unchanged—leave Mecartney as it is.

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The BoD further suggests as an alternative to the proposed parking plan, that parking be directed to areas along Harbor Bay Parkway in the business park development.

The BoD also request that the Police department begin enforcement of the two hour parking limitations currently in place along Adelphian Way, once an alternate solution for ferry vehicle parking is established.

The BoD also request the City resolve the problem created by ferry passengers using CHBIOA project associations' streets for overflow parking.

Furthermore, we request that the City of Alameda leverage current negotiations with the Water Emergency Transportation Authority (WETA) and the Harbor Bay Business Park to address a long term solution to the parking issue.

Respectfully,

Headlands Board of Directors
Rahul Prasad - President
Melissa Plaisance – 1st Vice President
Paul Pierce – 2nd Vice President
Tom Lynch - Treasurer
Courtney Shepler - Secretary

March 9, 2015

Cc: Community of Harbor Bay Isle HOA BoD

Columbia Homeowners Association, Inc.
c/o Associa Northern California, 8000 Jarvis Avenue, Newark, Ca. 94560

RESOLUTION OF COLUMBIA HOMEOWNERS ASSOCIATION

**REGARDING: THE PROPOSED PARKING REGULATIONS AT
THE HARBOR BAY FERRY TERMINAL**

Columbia Homeowners Association is comprised of 208 homes along Mecartney Road and Aldelphian Way with streets Sharon Road, Sweet Way, Anderson Road, Sweet Road, Lawrence Road, Ross Road and Salmon Road, Moore Court, McMurty Court, Moore Court, Smith Court and Swift Court.

Whereas the only vehicular ingress and egress to Columbia Homeowners Association is from Mecartney Road and Aldelphian Way and therefore the proposed parking regulations will have significant impact to our community's safety and quality of life.

Whereas the Columbia Homeowners Association opposes the proposed parking regulations at the Harbor Bay Ferry Terminal. Specifically we oppose:

- The permanent elimination of 2-Hour parking limitation on Aldelphian Way.
- Any roadway markings along Mecartney Road from Aldelphian Way to Sharon Road for the addition of 32 unrestricted parking spaces.

Whereas the Columbia Homeowners Association does approve a *temporary* solution (lasting no more than 12 months) of parking on Aldelphian Way, if and only if:

1. The City continues to diligently work on a resolving the parking problem (see suggestions A & B below).
2. There is no overflow parking onto the Columbia Homeowners Association's private streets.

Whereas the Columbia Homeowners Association requests and strongly encourages the following from the City of Alameda:

- A. Expand parking along the Harbor Bay Business Parkway in the business development.
- B. Leverage current negotiations with the Water Emergency Transportation Authority (WETA) and the Harbor Bay Business Park to address a long term, more permanent solution to the parking issue, including a purchase of the vacant lot adjacent to the Ferry Terminal.

Respectfully submitted and unanimously adopted.

Board of Directors for Columbia Homeowners Association

Gary Lym – President

Pauline Chow - Vice President

Paul Ravetti – Treasurer

Daniel Chin – Secretary

Steve Cvitanovich – Director

Witnessed: Tara Jolley, Sr. Community Manager, Associa Northern California

Unanimously Adopted March 18, 2015

Columbia Homeowners Association, Inc.
c/o Associa Northern California, 8000 Jarvis Avenue, Newark, Ca. 94560

RESOLUTION OF COLUMBIA HOMEOWNERS ASSOCIATION

**REGARDING: THE PROPOSED PARKING
RECOMMENDATIONS AT THE HARBOR BAY FERRY
TERMINAL**

Columbia Homeowners Association is comprised of 208 homes along Mecartney Road and Aldelphian Way. The Association is a short walk to the Harbor Bay Ferry Terminal and riders of the Harbor Bay Ferry are parking on streets and courts located inside the boundaries of the Association, including but not limited to, Sweet Road, Anderson Road and McMurty Court. This parking infers with the quiet enjoyment and use of the Association streets by Association residents.

Whereas the proposed parking recommendations will have a significant impact on our community's safety and quality of life considering that ingress and egress to the Association is from Mecartney Road and Aldelphian Way.

Whereas the Columbia Homeowners Association specifically opposes:

- The permanent elimination of 2-Hour parking limitation on Aldelphian Way.
- Allowing any parking on Mecartney Road from Aldelphian Way to Sharon Road.

Whereas the Columbia Homeowners Association does not object to a *temporary* solution (lasting no more than 12 months) of parking on Aldelphian Way, if and only if:

1. The City continues to diligently work on a resolving the parking problem (see suggestions A & B below).
2. The City works with Columbia to ensure there is no overflow parking into the Columbia Homeowners Association's private streets.

Whereas the Columbia Homeowners Association requests and strongly encourages the following from the City of Alameda:

- A. Expand parking along the Harbor Bay Business Parkway.
- B. Leverage current negotiations with the Water Emergency Transportation Authority (WETA) and the Harbor Bay Business Park to address a long term, permanent solution to the parking issue, including a purchase of the vacant lot adjacent to the Ferry Terminal.

Respectfully submitted and unanimously adopted.

Board of Directors for Columbia Homeowners Association

Gary Lym – President

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Unanimously Adopted March 18, 2015

Summary of HOA Comments (as part of Exhibit 7)

The Community of Harbor Bay Isle Owners Association

Per 3/3/15 letter and 3/9/15 resolution:

1. Opposed to parking changes on Mecartney Road and Adelphian Way
2. Request Police enforcement of time restrictions on Adelphian Way

The Headlands Home Owners Association

Per 3/9/15 resolution:

1. Opposed to parking changes on Mecartney Road and Adelphian Way
2. Proposes parking on Harbor Bay Parkway
3. Request Police enforcement of time restrictions on Adelphian Way after alternative solutions have been established

Columbia Homeowners Association

Per the submitted resolutions, both dated 3/18/15:

1. Opposed to parking changes to Mecartney Road and permanent parking changes to Adelphian Way
2. Request to expand parking along Harbor Bay Parkway

Regarding temporary parking changes to Adelphian Way:

1. Per originally submitted resolution, "The Columbia [HOA] **does approve** a *temporary* solution (lasting no more than 12 months)."
2. On March 25th, Pauline Chow, Vice President, **denied support** of a temporary solution on Adelphian Way even if it were to last only 12 months. She stated that the resolution was submitted in error and an updated resolution would be sent to correct it. See Exhibit 8, Part 3.
3. Per updated resolution, "The Columbia [HOA] **does not object** to a *temporary* solution (lasting no more than 12 months)."
4. Per Pauline Chow's email on April 2, 2015 (Exhibit 8, Part 3), "I believe **we rather have people parking on part of Adelphian** than in our neighborhood"