



Dear Suncadia and Tumble Creek Owners,

As you may recall from community association meetings in 2024, we have been working on the implementation of a traffic calming and speed awareness initiative for our sixty-plus miles of private streets. Although we have already activated some of our new resources such as a mobile speed tracker that can be moved around the property to access traffic volumes and speeds as well as deploy a mobile speed awareness sign, traffic cameras along major thoroughfares which can be monitored remotely for observing careless and reckless driving, parking and stop sign violations, littering, etc....., we are now ready to execute the next stage of the program.

Starting in April, we will be utilizing dashboard mounted speed detection radar in all patrol vehicles which are equipped with traffic cameras. This new technology will allow us to accurately record vehicle speeds as well as capture the vehicle license plates for possible identification in our owner database. Since we are not law enforcement and our streets are private, we will not be making traffic stops or citing for violations of laws. We will however be citing for rules violations. Vehicles that exceed the posted speed limit will be issued a notice of violation and a fine imposed.

Our current SROA and TCVA violation and schedule of fines list speeding and/or reckless driving with a First Offense being a Warning, Second Offense (or Warning) being a \$100 fine and Repeat/Continued Offenses (in addition to the first fine) being a \$200 fine. We also have a construction and builder violation and fine schedule that we will be following. As a reminder to all owners, the rules apply to your guests and visitors as well. Any violations of your guests or visitors will ultimately be the responsibility of the owner since the CC&R's are only applicable to the homeowner.

For visitors and guests that we do not have their vehicle information or know their identity, we will attempt to locate their vehicle in the community and make contact with them. If the visitor or guest is associated with a rental property, we will notify the property manager and or owner so that they can address accordingly. With an escalating fine schedule, those rental property managers and owners will want to make sure that their guests understand that they will be held responsible for any fines that the owner may incur as a result of their guest's violation.

As a final piece in our traffic calming and speed awareness initiative, we will be installing speed cushions on Suncadia Trail and Tumble Creek Drive. These cushions (bumps/humps) will allow emergency vehicles with their wider wheelbases to traverse the cushions at a higher speed while a normal vehicle would experience a sudden bump if they attempted to do so. Additionally, these cushions are removable which will allow us to relocate them to different areas based on the needs.

Once our new resources and technology are fully deployed, we will begin tracking/monitoring the effectiveness of our program. It is our intention to provide a detailed report showing significant improvement in reducing speed and reckless driving before year end. Future investments in technology are also being considered. Additionally, we will be looking at having an updated speed study conducted by our traffic engineering firm. With the help of our owners, guests, visitors, property managers, contractors, staff and management, we should see an immediate improvement to traffic compliance.

Respectfully,

Edward Simpkins, CMCA, AMS, CCE
Director of Community Associations