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**PARC RESTON MEMORANDUM**

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**TO:** PARC RESTON RESIDENTS  
**FROM:** BOARD OF DIRECTORS, MANAGEMENT  
**SUBJECT:** BIKE RACK REMOVAL  
**DATE:** 1/26/2010

This notice is to inform you that on **April 1, 2010** all bike racks will be removed from the property.

The installation of the racks came after unit owner(s) requested an area to keep their bikes, since storage on the balconies and patios is prohibited. That being said, bicycles in common or limited common areas are, and always has been, prohibited by the Bylaws, and diminishes the attractiveness of our property. There are negative reactions upon stepping onto a patio and seeing a pile of bikes covered with a tarp on the patio next door. As a compromise, the Board of Directors used the available carport spaces as an option for bike riders.

Unfortunately, the attempt to be accommodating has raised concerns of safety within the community. Since the installation of the racks, the reports of theft and suspicious activity have significantly increased. It is an opportunistic crime and as a result several bicycles have been stolen from the property, with many more being damaged. The rampant number of occurrences is a concern for the potential of increased criminal activity.

Bicycle theft is typically seen as a low police priority, its impact and magnitude often overlooked because police often consider incidents on a case-by-case basis. This picture is often misleading and when viewed at the aggregate level, it represents a much larger problem.

*Ideas for Storing Bikes Inside your Condo:*

**Wall Mount Racks**

Wall mount racks can be very helpful for storage in cramped areas. They are easy to install and attach and can be put up quickly. The most important thing is that they must be attached to a wall stud for sure support. By using a wall mount bike rack you can make good use of an area in the room, for storage, that would normally not be used at all.

**Ceiling Mount Bike Hoist**

Another idea for space saving bike storage is to make use of the ceiling with a hoist mount storage system. The ceiling mount bike hoist attaches easily to a ceiling and allows for a bike to be hoisted up and out of the way when not being used. These are great space saver systems that will store a bike in way where you almost forget it is there.

**Free Standing Bike Rack/Gravity Rack**

Floor bike racks, also called gravity racks can be very helpful in small spaces. These are free standing and do not require any nuts, bolts, screws or attachment. They take up a little space, but help to get the bike p off the floor and out of the way. Many of these storage racks come in versions that will hold more than one bike. When you have multiple bikes stored in this type of a stand you will greatly realize its space saving benefit.

### **Folding Bike**

A completely different idea to consider would be using a bike that solves the storage problem in its design. These are bikes that conveniently fold up when not in use. This type of bike works especially well if you ride a bike to work and have no storage there.

An additional idea is to purchase a car bike rack for transporting your bike that also converts into an indoor storage rack when not attached to the back of a car.

So, even if you have limited space for storage that should not stop you from enjoying the benefits that can come from cycling. As you have read, there are some very creative ideas available for bike storage when you have limited room.

Please be sure to have your bike removed on or before **April 1, 2010**. Bikes left on the rack run the risk of being disposed.

Please feel free to contact the Management Office or email [questions@parcrestonmgmt.com](mailto:questions@parcrestonmgmt.com) with any comments, questions or concerns you may have regarding this action.

We thank you for your cooperation at this time