

Date: December 2, 2025

To: Board of Directors

From: Ken Toler, Community Patrol Manager

RE: Approval - GR.5.2i

Background

Community Patrol has identified an increase in unsafe operation of personal electric vehicles (PEVs), particularly electric bicycles, on vacant lots throughout the community. Many of these lots contain uneven terrain, debris, or unmarked hazards, posing safety risks for riders and pedestrians.

Currently, General Rule 5.2i prohibits the use of PEVs in specific public areas such as the Lodge peninsula and Holiday Harbor Park but does not extend to vacant lots. As a result, Patrol officers have limited enforcement authority to address unsafe or unauthorized use of PEVs in these areas.

To improve community safety and provide clear enforcement authority, an amendment to GR.5.2i is proposed to include vacant lots as restricted areas unless the rider has written permission from the property owner.

Fiscal Impact

General Rule 5.2i imposes a \$250 fine for the first offense and \$500 for subsequent offenses. Extending the rule to cover vacant lots will improve enforcement and could increase citation revenue.

Recommendation

It is recommended that the Board of Directors approve the modification of General Rule 5.2i Prohibited Use of Personal Electric Vehicles in Designated Areas.

Ken Toler
Community Patrol Manager

CURRENT RULE

GR.5.2i Prohibited Use of Personal Electric Vehicles in Designated Areas - The use of personal electric vehicles—including but not limited to electric bicycles, electric scooters, electric skateboards, and wheeled boards—is prohibited in the following locations:

- Lodge peninsula, including the Lodge parking lot and Canyon Club Drive beyond the first stop sign past Lighthouse Drive.
- Holiday Harbor Park, parking lot, and launch ramp.

Members on these devices may still access these areas with a PEV but must dismount and walk their device once reaching the restricted zone.

PROPOSED CHANGES TO RULE

GR.5.2i Prohibited Use of Personal Electric Vehicles in Designated Areas - The use of personal electric vehicles—including but not limited to electric bicycles, electric scooters, electric skateboards, and wheeled boards—is prohibited in the following locations:

- Lodge peninsula, including the Lodge parking lot and Canyon Club Drive beyond the first stop sign past Lighthouse Drive.
- Holiday Harbor Park, parking lot, and launch ramp.
- Vacant lots, unless the rider has the property owner's consent.

Members on these devices may still access these areas with a PEV but must dismount and walk their device once reaching the restricted zone.

PROPOSED FINAL RULE

GR.5.2i Prohibited Use of Personal Electric Vehicles in Designated Areas - The use of personal electric vehicles—including but not limited to electric bicycles, electric scooters, electric skateboards, and wheeled boards—is prohibited in the following locations:

- Lodge peninsula, including the Lodge parking lot and Canyon Club Drive beyond the first stop sign past Lighthouse Drive.
- Holiday Harbor Park, parking lot, and launch ramp.
- Vacant lots, unless the rider has the property owner's consent.

Members on these devices may still access these areas with a PEV but must dismount and walk their device once reaching the restricted zone.