

On July 19, 2017, the Fleetwood Board approved the following new rule, effective October 1, 2017, which specifies an escalating schedule of “Automatic Fines” for violations of any of three named rules:

Automatic Fines

Any owner or renter who fails to follow the published rules regarding:

- **Leaving a Unit Empty (water shutoff, winterizing, submitting a departure form), or**
- **Parking (which kinds of vehicles may be parked, how many, and where), or**
- **Pets (size, number, nuisances caused, leash requirements, cleanup)**

shall be fined according to the following schedule:

First offence:	\$ 25.00
Second offence:	\$ 50.00
Third and subsequent offences:	\$ 100.00

An individual who is notified that he / she has been found in violation of any of the above-named rules may appeal to the Board within ten (10) days of the date of notification to challenge the finding or to identify mitigating circumstances. The Board will respond to the challenge within ten (10) days and notify the individual of its decision, which shall be final and binding. If there is no challenge to the initial notification, or if the Board on review maintains the original finding, the individual shall remit the appropriate amount to the Treasurer within ten (10) days of receiving notice. Failure to remit the payment within that time will constitute a violation of this rule, resulting in a doubling of the fine.

An owner or renter who has been fined for violating one of these rules and who then has no subsequent offense of that rule for one (1) year will have his / her record “reset” so that a subsequent offense of that rule after such a hiatus will again be considered a first offence. The Board reserves the right to impose other or additional sanctions for repeated or flagrant violation of one of these rules.

Before this rule goes into effect, the Board recommends that you review each rule named, even if (perhaps especially if) you are sure you are familiar with all their details. (Click on any of the following links to access that rule: [Leaving a Unit Empty](#), [Parking](#), [Pets](#).)

These three rules are singled out for automatic fines not because they are necessarily more important than other rules, but because they are the ones most routinely ignored or violated. The three rules referred to are not new or changed in any way. What is changed by the new rule is the immediacy of incurring a fine if one of those rules is violated.

In the past, infractions of these rules have generated first warnings, followed if necessary by a more formal warning and, occasionally, the actual imposition of a fine. But this has proved cumbersome and time-consuming, so via this new process the Board is announcing to everyone that, after October 1, 2017, a first infraction will result in a modest fine of \$25; second and subsequent infractions within a year will generate larger fines.

It is not the goal of the Board to raise money via this process; we sincerely hope and expect that imposition of fines will continue to be rare. Rather, the goal is to change the behavior of those few residents who act irresponsibly and unsafely by ignoring the rules or treating them casually, creating immediate or potential problems for the entire community.