



Northside Homeowners Association

P.O. Box 1546 Highland, NY 12528
845-834-2368 NSHOA@CPPM.US
Chelseacovenorthside.com

IMPORTANT COMMUNITY NOTICE **PROHIBITION OF RECREATIONAL VEHICLES**

June 2, 2026

The Board and Management have received a significant increase in complaints regarding behavior involving children and teenagers within Chelsea Cove North Side. These complaints include reckless operation of e-bikes, e-scooters, dirt bikes, and quads; riding on lawns and landscaped areas; loud music; excessive profanity; ringing doorbells late at night; harassment of residents; and unsafe behavior in the roadways.

Before going any further, we want to acknowledge that the majority of children and families in our community are respectful and follow the rules. This notice is not directed at them. Nobody on the Board or in Management wants children sitting inside all day. We want kids outside, being active, socializing, and enjoying the community. However, what we are seeing and hearing about now has moved beyond "kids being kids." We are receiving an increasing number of complaints about behavior that is unsafe, destructive, disruptive, and disrespectful to residents and their property.

We are also receiving reports that some children involved in these incidents do not live in Chelsea Cove North Side and are being dropped off in the community without supervision. Chelsea Cove North Side is not a public park, recreation center, or drop off location. Parents and guardians remain responsible for their children at all times, including when they are visiting friends in the community.

As stated in previous notices, residents are responsible for the actions of their guests. If a visiting child causes damage, violates community rules, or creates ongoing disturbances, the resident hosting that guest may be subject to enforcement action. The HOA can issue notices, levy fines, chargeback property damage, and enforce community rules. What we cannot do is supervise children or parent on behalf of residents. If you witness behavior that presents an immediate safety risk, please contact local law enforcement.

After reviewing the ongoing issues, the Board has voted to prohibit the operation of e-bikes, e-scooters, gas powered dirt bikes, gas powered scooters, quads, and similar motorized recreational vehicles on North Side common areas and HOA property.

*****Due to the hazards these vehicles pose to the safety of the community as well as the children operating them, effective immediately, the fine for operating any of the above prohibited vehicles on North Side HOA property will result in a fine of \$250.00 for the first occurrence and a fine of \$500.00 for every occurrence thereafter. *****



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This decision was based on:

- Repeated safety concerns and complaints
- Damage to common property
- Continued violations despite warnings
- Fire safety concerns associated with lithium-ion batteries
- Liability and insurance concerns for the Association

This prohibition does not apply to small battery powered ride on toys intended for young children, such as Power Wheels type vehicles, when used appropriately and under adult supervision.

Residents should also be aware that lithium-ion batteries associated with e-bikes and e-scooters present a known fire hazard. Due to the documented risks associated with these batteries, the Board strongly urges residents not to store or charge e-bikes, e-scooters, or their batteries inside residential units. While residents remain responsible for their personal property, the Board believes this precaution is in the best interest of resident safety and the protection of community property. The North Side HOA will not be responsible in the event of a fire caused by any of these vehicles being stored inside the homes.

Due to the increasing number of complaints, the Board is also evaluating additional enforcement measures, including the possible hiring of security services. Residents should understand that these measures come at a cost that may ultimately impact the community as a whole.

With summer approaching and school ending soon, we expect these issues could increase if they are not addressed now. We are asking parents and guardians to please help before we reach that point.

The goal is simple: children should be able to enjoy being outside, and residents should be able to enjoy their homes. We believe both can coexist when everyone does their part.

If anyone has questions about this policy please contact our office. Disputes to this policy should be in writing to our office so they can be reviewed by the Board of Directors.

North Side HOA Board of Directors
Changepoint Property Management