

# ATTENTION ALL HIGHLINE MEADOWS RESIDENTS!!

This affects everyone in the community. Please read and familiarize yourself!

The Board of Directors/HOA has contracted with a **VERY PREDATORY** Vehicle Booting/Vehicle immobilizing company to enforce the parking rules and regulations in Highline Meadows. The Owner of Park It Right (the booting company) is owned by Joel Perri, who is a convicted Felon.

Vehicle booting in Colorado is regulated by the Public Utilities Commission (P.U.C) hereinafter referred to as the PUC. The PUC is a branch of The Department of Regulatory Agencies (DORA).

The PUC has a set two sets of rules that are controlling of Towing and Vehicle Booting. There is some Crossover, but were mainly dealing with Booting here. So that is what I will focus on. The PUC has long had a set of rules adopted by the legislature that is Controlling of Vehicle Booting Companies. It is called the "Rules Regulating Vehicle Booting Companies" located at CCR 723-6 and it is contained in "The Code of Colorado Regulations" hereinafter CCR.

Park it Right (the booting company) does not use a typical Boot to immobilize vehicles. They use a DIY homemade contraption of heavy chains and plate steel wrapped around your tire, wheel and suspension. There is no definition contained within the CCR or rules defining what a boot is under the law. However, I find CCR 723-6-6811(a) controlling in this circumstance and I quote " Boot or Booting " means to place a wheel immobilization device upon a motor vehicle for the purpose of prohibiting the operation of the motor vehicle."

Park it Right contends (wrongly) that because they use a homemade DIY immobilization device that doesn't look like a typical boot, they are therefore not considered a Vehicle Booting Company. This is semantics, and evasion of the spirit and intent of the law. There is no definition in the CCR that defines what a vehicle boot is, OR IS NOT. But they do define booting as the immobilizing of the vehicle. And since a "boot" or the DIY boot accomplish the IDENTICAL same thing, no more, no less, they ARE therefore one in the same.

Park It Right IS required to obtain a Permit from the PUC in order to operate as a Vehicle Booting Company. CCR 723-6-6810(c) provides: "No Vehicle Booting Company may engage in booting operations without first having obtained a booting permit from the Commission." Park It Right's contention is such that, because they don't consider themselves a Booting company, because they use a modified boot, that they therefore do not need to obtain a booting permit from the commission, and thus not subject to the PUC's extensive Rules & Regulations put in place to protect Colorado citizens from these predatory cheating, devious, lying, manipulative companies. Park it Right is evading the spirit, intention and purpose of the law and we are their victims.

1.) They are overcharging. CCR 723-6-6817(b) provides the maximum amount to be charged is \$160 to remove the boot. They demand \$385. \$235 to remove the boot and \$150 "deposit" until YOU return their boot to them. They don't take it off as required by law, they make you do it for them. They will not refund your deposit for up to 14 days and many people have not even gotten their deposit back despite returning the "boot".

2.) Park it Right refuses cash payment, yet CCR 723-6-6818(a) provides "The vehicle booting company SHALL



immediately accept payment if payment is offered in cash or valid major credit card." They refuse cash payment, and force you to pay through their website portal. They won't even answer a phone to accept payment over the phone. Try it, they won't answer 855-727-5487.

3.) Park It Right is criminally backdating parking violation tickets so that he can tow the car in less than 24 hours. Parking violation tickets will be check marked that you have 48 hrs to correct the identified issue, but then boot you in less than 24 hours. The time they put on the parking ticket does not even have an AM or PM on the date issued, so how are you supposed to determine when your 48 hrs is up?

4.) There is zero identification on the ticket besides the plate #, despite the CCR mandating the ticket must identify the VIN, the make and model and color.

There are MANY many many more rules contained within 723-6 that they are evading, it would take a book to list out. These are some of the top concerns. But these rules are there to hold booting companies accountable and protect citizens. It's a free for all right now, and we are the ATM to Joel Perri, the owner of Park it Right and Tow it Right.

Park it right had another sister or parent company, called TOW it RIGHT. If you call the Park it right #, there is an option to select for Tow It Right, but when you do, a message says they are out of business. That is likely because that company is also unlicensed by the PUC, has been sued into the ground, and reprimanded by judges.

Your HOA & Board of Directors are FULLY aware that this company is operating outside the intended law & in a gray area and taking advantage of our community. Park It Right is apparently proud to violating the spirit and intent of the law and ability to evade the PUC's regulation. OUR HOA, and Board of Directors DO NOT have the residents of Highline Meadows best interest at heart. Instead, they are lining the pockets of a corrupt convicted felon peeking into our cars at night.

It is time to rise up as a community, and to say No, this will not continue to go on. The Board of Directors is CORRUPT, but they are also elected. I am calling on the community to OUST these Bumms. They work for us, not the HOA or themselves, and it's at OUR pleasure, not there's.

Please go to the HOA\Board meetings. Let them know NOW you want this changed. Let them know our anger and dissatisfaction. So far, they don't care and think they are untouchable. Lets show them otherwise. Right now, only the Board of Directors can change this. Tell them directly: FIRE Park It Right!! Replace them with a legitimate, licensed company that obeys the states rule of law. What Park It Right is doing is akin to extortion. You may never have been booted or towed, but I bet you know a friend or family member who has. Please, don't say "this doesn't affect me", it can. Show them we have activism and militancy.

I will list out as many contact people as possible below, please contact them. This may also very likely show up on the news in the next few weeks. Denver 7 investigates is VERY interested in this issue and has run numerous pieces about this & related companies. 303-832-0200 or [investigates@denver7.com](mailto:investigates@denver7.com) Public Utilities Commission (PUC) 303-894-2070 ext 2, main line 303-894-2000. Let the PUC know, you want them to rewrite the Rules, to specifically include ANY device that immobilizes a vehicle to be considered a booting company. Rebecca white is the top, then Gail Connors. I spoke to a supervisor named April. HOA 303-233-4646, insist on speaking to Melissa Keesly, she is the owner of the HOA management company.