

Gating Your Community Pros and Cons

Pros:

1. Gated communities do detract solicitors and random acts of vandalism and or theft
 - a. Some studies have shown burglaries and thefts in gated communities are significantly reduced because of diversion of criminals to non-gated communities.
2. Gated communities will reduce random traffic in the community and reasonable control of visitors through the gates.
 - a. The guest entry phone system will allow visitors to call a resident, and the resident can then open the gate from their phone by pressing the number 9.
 - b. The guest entry system records thousands of transactions for review when necessary.
3. Gated communities, when designed and installed correctly, can give a sense of prestige and elegance, thus enhancing the overall perception of the community.
4. Gated communities can positively affect residents' property values.
 - a. Studies have shown increases in the property values within gated communities and these properties hold their value better during market down turns in a majority of instances.
5. Community events are easier to plan and control within a gated community.
 - a. Halloween for kids can be kept to residents and authorized visitors, or the gates can easily be locked open for a predetermined time period if so desired.
 - b. Community events can be kept private or opened to the public via remote programming of the gates for locked open time periods.

Cons:

6. Gated communities can give residents an over confident sense of security
 - a. Automated gates are not full proof security systems and should not be considered as such. Professional thieves and overzealous vandals can still enter the gated communities with a little persistence and knowledge of these systems so home security systems may still be advisable.
7. Automated gates and entry systems will add to maintenance costs.
 - a. These systems have become very dependable, but they do contain mechanical and electronic components that require proper maintenance.
 - b. An average monthly maintenance cost should be calculated into the HOA overall ongoing costs.
 - c. Monthly utility expenses should be calculated into the HOA overall ongoing costs.
8. Additional reserves will be required for the long-term upkeep and replacement of components contained in these systems.
9. Power outages will affect automated gates whether with or without battery backup systems.
 - a. Battery backup systems will automatically open gates during a power outage.
 - b. Non-battery backup systems will require the gates be manually opened during a power outage.
10. Emergency vehicles and personnel can be delayed by the installation of gates.
 - a. Knox key switches and fire strobes must be installed for emergency vehicle entrance into the community, but if the power goes out and the gates do not open with the battery backup system, the emergency vehicle can be delayed while the gates are manually opened.

Installation and Implementation Considerations

1. How will the installation impact your community access during the construction phase?
 - a. The construction will require the community traffic to enter and exit via a single lane for limited periods of time (traffic control will be provided).
 - i. The specific final design of the entry systems will determine the extent of lane closures, but these times can be kept to a minimum during high traffic periods.
 - ii. Demolition and replacement of road surfaces will require longer periods of lane closure, but should not be more than three subsequent days per lane.
2. What is the entire time period required for the installation process?
 - a. The demolition and installation process will take 4-6 weeks after city approval & permits are issued.
3. How will the gates be opened by residents once they are installed and operational?
 - a. The property manager and board will work with the installation company to provide pre-assigned transmitter devices to all residents previous to the gates being made operational.
4. How will visitors and service companies enter the community when the gates are installed?
 - a. The property manager and board will work with the installation company to program all the resident names and phone numbers (last name & first initial is all that is visible onscreen) into the guest entry system, as well as access codes for approved vendor companies to allow timed access into the community.
 - i. We recommend vendor company access codes be limited to the time and days they actually need access to deny unauthorized use in off hours.
5. How can I allow a contractor or service company into the community for a temporary project?
 - a. If you are home during the work they can use the guest entry system to call for access.
 - b. If they will come and go during the day and need an access code, the guest entry phone can be programmed with temporary access codes restricted to certain dates and times.
6. What will the maintenance cost for the gates and access control system be on a monthly basis?
 - a. During the early years after the initial installation the service costs will be less than when the equipment is more aged, but a fair estimate of monthly costs will be about \$75 per month average for maintenance and approximately \$100 per month for the electric and phone service.
 - i. This does not include vehicle strikes and vandalism costs, which can often be charged to driver' or community insurance policies. Some communities choose to install camera systems to assist in properly accessing these damages to the appropriate and responsible party.
7. How will this new system impact our community reserve requirements?
 - a. There are many ongoing costs to consider when gating your community
 - i. Painting of gates and fencing panels
 - ii. The gate operators, access control system, and guest entry system have life expectancies of 8-12 years or an average of 10 years.
 - iii. This does not include the cost of replacing transponders, which are usually purchased by residents as required.
 - b. It is also a wise decision to install camera systems when gating so inevitable vehicle strikes can be reimbursed by driver's insurance when at fault, which is more frequent than not.