

June 6, 2020

Baynard Park Security Update

Jim Rogers, VP, BP Board of Directors

Hello fellow Baynard Park residents.

Many of you know we have been working diligently on how to improve security for our community. In March residents were surveyed and I'm happy to report we had nearly a 70% response rate. The feedback provided in the survey will play a key part in the direction we take and the Board sincerely thanks everyone for their input. This is something that impacts all of us on a daily basis and attracts potential buyers to Baynard Park.

As you can imagine, with a community as large and diverse as ours, the results were wide ranging. Some residents did not want any security at all while some wanted security 24x7. However, most residents fell somewhere in the middle.

Based on feedback from the survey most residents felt strongly about the following:

- A. The majority of residents indicated that we should be able to identify and manage visitors and guests entering our community at all times.
- B. The majority expressed that we should have a physical security presence during certain hours but most showed no interest in having a complete 24hr presence.
- C. There was a reasonable level of interest in having some form of an after-hours security patrol.
- D. The majority of residents wanted single car access with the ability to eliminate "piggy backing".

After compiling all of the responses and meeting with security consultants, we are developing a plan that will address the challenges we face. This plan focuses on three main areas. These areas are as follows:

1. Gate Attendants: Hours of operation and job function
2. Gate Security: Hardware and access control
3. After Hours Security: Visitor Management System and late-night patrols

I will briefly explain each area and give an update on what is being considered but understand there are still details to work through. It is important to keep in mind that all three of these items coexist and compliment one another.

### **Gate Attendants:**

We recognize the challenges the gate attendants face with the existing gates and access controls. The purpose of the gate attendants changed as our neighborhood evolved. They are no longer needed to monitor construction and vendor vehicles 7 days a week. With the current setup they are unable to monitor resident access and have no realistic way to stop non-residents from rushing through the gate. They do serve a valuable function of fee collection and with some modification they can completely control non-resident access. They are also a bonus for potential buyers. The desire would be to put a system in place where the gate attendants focus solely on non-resident access. We are also looking at reduced hours based on the current needs.

### **Gate Security:**

It has been recommended there be a resident-only lane that allows for single car entry. Unfortunately, the existing gates are not designed for the speed required to allow for this. As you all are aware multiple cars can enter behind each other. The desire would be to put in place an RFID controlled arm just before the existing entry gates that will open and close behind each car. This would allow residents to use the right lane for entry and all non-residents would have to use the left lane controlled by the gate attendants. There would be no need for window stickers. This would eliminate unauthorized access to the community.

### **After Hours Security:**

We are currently looking at a couple of options that include late night patrols and improving our Visitor Management System. Late night patrols have become an increasing need due to items being stolen from cars parked in driveways and pot smoking in our amenity areas. Late night patrols could be added due to the proposed reduction of the existing 7x7 hours we currently employ. After-hours access and visitor passes could be managed through a new Visitor Management System. There are many advantages to having this new capability. Residents can call in their own passes for guests, contractors, etc. Gate attendants would not be bogged down having to write out passes. Passes for the day can be printed ahead of time by the gate attendants and then handed out when guests arrive after verification. After-hours entry would be limited to single car access with the arm or an owner control code or phone entry. There would also be an option to

provide temporary codes to vendors, guests or contractors that would expire at the end of the day.

Again, the plan being developed is based on the survey responses received and we believe this addresses the majority of current concerns. This plan, along with security cameras and license tag readers, would enable us to identify and manage visitors and guests entering the community. We are in the process of receiving quotes from several local security companies and will update the community as we move forward. It is also important to note that we are aware of the potential re-zoning of the adjacent Island West Golf Course and have considered this in our planning efforts.

Regards,

***Jim Rogers***, VP, Baynard Park Board of Directors