

La Costa Ridge HOA – Traffic & Gate Committee (TGC) – Feb. 8, 2023, Board Report

25 MPH Speed Signs Replacement: Avalon Management is scheduling:

- a) Installation of the new Signs #7 and #8 (Melrose gate side), and
- b) Repair of sign #6 (upper left corner) to be securely attached.

El Fuerte Entry Gate Damage Repair: Avalon Management is scheduling the repair to be done by Pacific Western.

Paseo Abrazo and Melrose Gates Rust: Avalon Management is scheduling the repair / touch up of the rust areas to be done by Pacific Western.

Entry Gate Keypad Features / Technology: The TGC and Melissa Brown met with Kenny Potter, Sr. Business Development, Access Control, Liftmaster to better understand the features / technology of the entry keypads. A summary of the features:

- A. The **current MyQ platform**, which is installed and in use at the La Costa Ridge entry Keypads has the following features. There is no charge for these features.
 1. The **MyQ platform** System Administrators/Managers (Avalon Management) can manage how and when residents and visitors can access each entrance. System Managers could assign individual homeowners a unique keypad entry gate code to that homeowner (which is no additional cost charged by CES) instead of the current universal La Costa Ridge keypad entry gate code. System Managers can receive real-time notifications and remote diagnostics to detect and address issues before residents are aware of problems.

The TGC members are favorably disposed for such but, there is not a formal recommendation. The Board could discuss and direct Avalon Management to assign a unique keypad entry gate code for each homeowner if so desired.

2. The **MyQ platform** provides a 24/7 log of recorded events for greater control and surveillance. System Managers can also discover when codes are being overused so they can rectify the issue.
3. The System Manager can review which codes were used if there is an incident in the community (vandalism, break-in, etc.)
4. The **MyQ platform** allows System Managers to manage gate access for residents and vendors, including setting time of day limitations. Three types of passes are available: Delivery Pass, Temporary Pass, and Recurring Pass. With the **MyQ Community smartphone app** – see below, (currently not operational) residents could also be granted permission to manage passes via their smartphones.
5. The System Manager can set up specific hours and days for different "roles", e.g. homeowners, HOA vendors, etc., which is no additional cost charged by CES.
6. The **MyQ platform** currently allows gates to be opened remotely by a resident. A La Costa Ridge directory with homeowner (resident) names is currently on the entry gate keypads. When an individual approaches the keypad, the options are:
 - Click on “Enter Keypad Code (PIN)” and then enter the La Costa Ridge Keypad Entry Gate Code (PIN) to open the gate or,

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- Click on “Phone Call” -- each homeowner / resident listed on the Directory has a unique “Directory Code (which is a different code than the La Costa Ridge keypad entry gate code).” When clicking on “Phone Call” the next screen options for a person at the keypad are:
 - Click on “Find a Name” -- then the individual scrolls down to find a name, clicks on that name to call the homeowner. The homeowner answers their phone and clicks 9 to open the gate for their guest or,
 - Click on “I have a Directory Code” -- the individual enters on the keypad the “Homeowner’s Directory Code; Call”. When the homeowner answers their phone, they punch 9 on their phone to open the gate for their guest.
- 7. The speed of the gate closures may be reduced by one-second intervals to as quick as one second. Our gates are currently set for five-second closures. Reducing the closure time would help with the problems of tailgating and entering the exit gate. Subsequent to the meeting with Liftmaster, CES has indicated the La Costa Ridge gates closure time could be reduced to 3 seconds from the current 5 - 7 seconds. The **TGC recommends** reducing the closure time, which Avalon Management can do using the current LiftMaster software.

- B. **MyQ Community smartphone app** (currently not activated), if activated is an app residents could elect to use. The app allows residents the ability to grant one-time and recurring visitor access, among other powers, as per the parameters set by the System Administrator in the MyQ platform.

Enhancing our system with the **MyQ Community smartphone app**, can provide:

1. The **MyQ Community smartphone app** lets residents verify who is at the entrance, from anywhere using both video and audio and allow or deny access. Plus, residents can unlock any authorized entrance or share virtual guest passes from their smartphone at any time. Homeowners can generate Guest passes that can be one-time use, recurring (i.e. gardeners and housekeepers), or temporary (i.e. deliveries). Guest passes can be for a set number of days and hours.
2. **MyQ Community smartphone app** works with Voice Control. Using Siri with an iPhone, AirPods, or CarPlay lets residents access doors, elevators, and parking garages hands free. The app also works with Apple Watch.
3. Each phone number in a family/household would need their own account in the system for the **MyQ Community smartphone app** if they want that phone number to use the **MyQ Community smartphone app**.

Avalon Management has sent CES an RFQ to determine the installation and ongoing operating cost of the **MyQ Community smartphone app**. The TGC will review the CES quote when received and make a recommendation to the Board at a future Board meeting.

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Community Input “Wrong Way Driver” Survey:

Total Respondents: 140 (53% of the 263 homes)

	Number of Respondents			
	Yes	No	No Opinion	Total
Should the HOA address wrong-way traffic entering the community via the exit gates?	79	54	7	140
Should the HOA investigate installing barrier arms to block wrong way drivers?	43	93	4	140
Should the HOA investigate installing one-way traffic spike strips at each exit gate?	40	94	6	140

	Number of Respondents						
	Barrier Arms	Spike Strips	Both	Either; not both	I Like Neither	No Opinion	Total
Which Solution to you prefer	23	25	10	2	76	4	140

In addition to the numbers, many respondents provided very thoughtful and informative input. The TGC will review all of the respondent’s inputs and present a recommendation to the Board at a future Board Meeting.

Respectively submitted by:
 La Costa Ridge HOA
 Traffic & Gate Committee
 February 1, 2023