

La Costa Ridge HOA – Traffic & Gate Committee (TGC) – Oct. 12, 2022, Board Report

OLD BUSINESS:

- **25 MPH Speed Signs Replacement:** Avalon Management is scheduling installation of the replacement signs.
- **Battery Backup System replacement at El Fuerte:** CES installed the replacement battery backup system at the El Fuerte gate on October 3, 2022.
- **Paseo Abrazo and Melrose Entry Gate Hinge Replacement:** The new “uphill gate hinges” have been installed at both entry gates with primer paint applied. CES applied the final topcoat paint on October 4, 2022.
- **Keypad Camera Installation at Paseo Abrazo Gate:** CES to schedule installation of the Keypad Camera at the Paseo Abrazo Gate.
- **Repaint Red Curbs -- El Fuerte and Melrose gates:** Avalon Management is scheduling with Western Pacific repainting of the red curbs.
- **El Fuerte Gate Damage Repair:** Avalon Management is arranging with Pacific Western to make the repair when the red curbs are repainted.

NEW BUSINESS:

- **ROUTINE GATE MAINTENANCE:** CES will schedule performing the quarterly routine maintenance in October 2022.
- **EL FUERTE GATE MONITOR (submitted to Avalon Management on September 1, 2022):** The TGC recommends retaining the El Fuerte Gate Monitor services full time, year-round (12 months) not just when the La Costa Meadows Elementary School is in session.
 - The Gate Monitor does an excellent job and has provided valuable information on wrong way drivers entering the Community via the exit gates, gate operator failures, landscape failures, and other issues relevant to our Community.
 - The Gate Monitor’s presence might add an additional level of comfort to the Community, especially with the Gate Monitor’s Community walks.
 - The La Costa Ridge HOA 2022 FY expense for the Gate Monitor to be on site when La Costa Meadows Elementary is in session is approximately \$37,000. Being onsite full time (not just when La Costa Meadow Elementary school is in session) would add approximately \$15,000/year to the HOA budget / expenses.
 - The Gate Monitor is retained through a “hiring service.” Thus, the community is not responsible for the employee taxes, insurance or benefits.
 - Additional expense for the 2022 fiscal year would be an extra ordinary, operating expense approved by the Board. The 2023 fiscal year expense would be included in the 2023 fiscal year budget.
- **COMMUNITY INPUT SURVEY (submitted via Avalon Management on September 1, 2022):** The Board asked the TGC to investigate “wrong-way drivers” entering the

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Community via the exit gates and the broader topic of “unauthorized vehicles / visitors” entering the community. The TGC recommends a “wrong-way driver” Community Input Survey be sent by Avalon Management to all of the La Costa Ridge HOA members to solicit Community input regarding “Wrong-Way Drivers.” A suggested “Wrong-Way Driver” Community Survey is attached (pages 4 & 5 of 6). Regarding the broader topic of “Unauthorized Vehicles/Visitors Entering the Community” a Community survey would be considered after results of the “Wrong-Way Driver” survey results are received and digested.

- PASEO ABRAZO AND MELROSE BATTERY BACKUP (submitted to Avalon Management on September 7, 2022):** Controlled Entry Specialists, Inc. (CES) assessed the battery backup system at the Paseo Abrazo and Melrose Exit Gate. The battery backup system at both gates is not functioning and will not open those exit gates should there be a power failure. Cost per gate (\$2,488/gate) to replace the system at these gates is the same as the El Fuerte Exit gate repair that was authorized by the Board. Below is a summary of that cost as stated in the April 2022, CES quote, which is on file with Avalon Management.

Reference: CES quote dated April 25, 2022.

qty	description	COST	Accept (Initial)
1	DKS Doorking 1000-083 pure sign wave battery back-up power inverter supplied and installed to existing swing gate operator for auto open function during power loss		
1	Service and Labor Charge to install and commission all items as listed above		
*	Estimated Total Cost for Supply and Installation	\$2,488.00	

The TGC recommends that the battery backup system be replaced with the DKS Doorking 1000-083 pure sign wave battery back-up power inverter per CES’s quote at both the Paseo Abrazo and Melrose exit gates. The CES standard maintenance procedure includes checking the system on a scheduled basis so that in the future if there is an issues it can be addressed before the system fails.

- BLUE RAISED PAVEMENT MARKERS (RPMs):** Blue RPMs are an aid for emergency vehicles to locate the fire hydrants. The TGC recommends replacing the missing and damaged La Costa Ridge Community Blue RPMs.

A summary of the La Costa Ridge Community Blue RPMs (see attached detail survey -- page 6 of 6):

- Missing: 13
- Damaged: 19 (Broken/Cracked and / or Reflective Surface Gone)
- Good: 7
- Total RPMs: 39

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One source to purchase new Blue RPMs is: FireHoseDirect: <https://firehosedirect.com>

- 2-Pack of RPMs; \$17.93
- 10-Pack of RPMs; \$67.25
- 45-Pack of RPMs; \$284.82

It is recommended that four (4) 10-Packs of Blue RPMs (four (4), 10-packs = \$269) be purchased for replacing the missing and damaged Blue RPMs (with a few spares left for future use as needed). Avalon Management would contract with a vendor to install – cost to be determined.

Respectively submitted by:
La Costa Ridge HOA
Traffic & Gate Committee
October 5, 2022

Community Input 1: Wrong-Way Entry

Your Input Requested on a Safety Issue

Should the HOA install devices to reduce wrong-way entry through our exit gates?

La Costa Ridge has a problem with drivers who enter driving the wrong way through our exit gates. This has caused residents to be within inches of a head-on crash and, in the past, a cement truck ripped off a gate with this maneuver. In addition, the gate video cameras have recorded numerous vehicles entering via the exit gates at all entrances.

In light of the safety issues, the HOA Board and Traffic and Gate Committee are seeking your input. Your responses to this short survey will help guide the committee as it weighs next steps.

**Please note, that this is not a vote, only a request for opinions.
This simple communication is not binding, but will help guide
the committee investigating our options.**

Please Share Your Input:

Question 1: Should the HOA address wrong-way traffic entering the community via the exit gates?

- Yes
- No
- No opinion

Question 2: Should the HOA investigate installing barrier arms to block wrong-way drivers? Quick-response barrier arms at each exit gate would help prevent cars from slipping through the slow-moving gates before they close. Approximate costs to install quick-response barrier arms at the exit gates (which would need to be refined if proceeding) would be \$25,000 to \$40,000, based on January 2022 quotes.

- Yes
- No
- No opinion

Question 3: Should the HOA investigate installing one-way traffic spike strips at each exit gate? Spike strips are designed to damage the tires of vehicles driving in the wrong direction. Approximate costs to install spike strips at the exit gates (which would need to be refined if proceeding) would be \$35,000 to \$65,000, based on January 2022 quotes.

- Yes
- No
- No opinion

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Question 4: Which solution do you prefer? (Chose one)

- Barrier Arms
- Spike Strips
- Both
- I do not like either option
- No opinion

Question 5: What concerns do you have about quick-response barrier arms?

Question 6: What concerns do you have about spike strips?

Question 7: Do you have another suggestion to deal with wrong-way drivers at the gates?

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La Costa Ridge HOA Community

Blue Raised Pavement Markers (RPMs): Aids for emergency vehicles to locate fire hydrants

Street	Location	Missing	Damaged*	Good
CORINTIA STREET	Inside El Fuerte Gate			X
	Corner of SITIO MONTECILLO	X		
	Corner of SITIO SENDERO			X
	Corner of CORTE PALOMA	X		
	Corner of CORTE PACIFICA	X		
	Corner of CORTE BOSQUE	X		
	7000		X	
	Private Drive to top of the hill	X		
	Corner of SITIO OCEANA		X	
	Corner of CORTE TAMARINDO		X	
	7101		X	
	Corner of CORTE ALISO		X	
	7139	X		
	Corner of SITIO AVELLANA	X		
	Corner of SITIO TORTUGA	X		
SITIO MONTECILLO	Corner of SITIO CORDERO		X	
	3232		X	
	3231		X	
SITIO CORDERO	6928		X	
	6929		X	
SITIO SENDERO	Corner of CORTE LANGOSTA			X
	3184		X	
CORTE LANGOSTA	6933		X	
	6965			X
	6985		X	
CORTE PALOMA	3235		X	
	3226		X	
CORTE PACIFICA	3213			X
CORTE BOSQUE	3207			X
SITIO OCEANA	3226			X
	3243		X	
CORTE TAMARINDO	3212	X		
SITIO AVELLANA	3246	X		
SITIO TORTUGA	3235	X		
	Corner of SITIO CABALLERO	X		
SITIO CABALLERO	7154		X	
	7174	X		
	7190		X	
PASEO ABRAZO	Only one on the street		X	
Total		13	19	7

*Cracked/Broken and / or Reflective Surface Gone
September 23, 2022

La Costa Ridge HOA – Traffic & Gate Committee (TGC) – Sept. 7, 2022, Board Report

EXIT GATES BATTERY BACKUP:

- **El Fuerte Exit Gate Battery Backup:** Replacement of the battery backup system at the El Fuerte Gate is scheduled for next week (week of Sept. 9th).
- **Paseo Abrazo and Melrose Battery Backup:** Controlled Entry Specialists, Inc. (CES) assessed the battery backup system at the Paseo Abrazo and Melrose Exit Gate. The battery backup system at both gates is not functioning and will not open those exit gates should there be a power failure. Cost per gate (\$2,488/gate) to replace the system at these gates is the same as the El Fuerte Exit gate repair that was authorized by the Board. Below is a summary of that cost. The April 2022, CES quote is copied below.

CES quote dated April 25, 2022.

qty	description	COST	Accept (Initial)
1	DKS Doorking 1000-083 pure sign wave battery back-up power inverter supplied and installed to existing swing gate operator for auto open function during power loss		
1	Service and Labor Charge to install and commission all items as listed above		
*	Estimated Total Cost for Supply and Installation	\$2,488.00	

The **TGC recommends** that the battery backup system be replaced with the DKS Doorking 1000-083 pure sign wave battery back-up power inverter per CES's quote at both the Paseo Abrazo and Melrose exit gates. The CES standard maintenance procedure includes checking the system on a scheduled basis so that in the future if there is an issues it can be addressed before the system fails.

Respectively submitted by:
La Costa Ridge HOA
Traffic & Gate Committee
September 7, 2022

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10463 Austin Drive, Suite C
 Spring Valley, Ca. 91978
 619.670.8100
 619.670.8101 fax
cesaccessgroup.com
DIR #1000030345



Quote

To: Avalon Management **From:** Michael D. Chism

Phone: 760.481.7444 x103 **Pages:**

Fax: Melissa@avalonweb.com **Date:** April 14, 2022 Revised 4/25/2022

Re: La Costa Ridge Battery Back-Up **Attn:** Melissa Brown

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

● Comments:

Melissa,

Pursuant to a past service request and site survey, the following is cost center for the supply and installation of a power inverter for back-up power to current non-working hardware.

QTY	DESCRIPTION	COST	ACCEPT (INITIAL)
1	DKS Doorking 1000-083 pure sign wave battery back-up power inverter supplied and installed to existing swing gate operator for auto open function during power loss		
1	Service and Labor Charge to install and commission all items as listed above		
*	Estimated Total Cost for Supply and Installation	\$2,488.00	
	OPTIONAL PRICING		
1	Maxx Controls Mega Tron 1400 battery back up kit with wiring harness supplied and installed to replace existing at El Fuerte gate		
*	Estimated Total Cost for Supply and Installation	\$1,624.00	

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All above pricing includes all taxes and labor. *Terms and conditions will be billed out in full upon completion.* Should you need any additional information related to these documents, contact my office at your earliest convenience. * *Note- If customer chooses to pay for products and services by credit card, a 3% merchant service fee will be applied in addition to negotiated contract.*

WARRANTY: Controlled Entry Specialists, Inc. offers a one-year warranty on workmanship and installation of all “**new equipment**” specified in this proposal and 30-day service guarantee on “**factory repaired products**”, manufacturer warranty excluded. Warranty service is fulfilled on equipment failure and does not include factory recommended maintenance nor misuse and vandalism. Warranty services will be performed during normal working hours and response time will be within 24 hours from the time the request is placed. Normal operation hours are Monday through Friday from 7:30 to 4:00. After hours, weekends, and Holidays are excluded.

LIABILITY LIMITATIONS AND WAIVER- The duties and obligations of CES to any owners / end users under this agreement relate solely to services and CES assumes no responsibility for any loss occasioned by malfunction, inherent defect, or failure of the equipment outlined in this contract. The sole obligation of CES under this agreement is contractual; to perform services in a professional, workmanlike manner, and owners/ end users hereby waive any claim or claims against CES for negligence or for consequential damages of any nature or kind. If any controversies requiring litigation arise with regard to any of the provisions of this agreement, the party prevailing in such litigation shall be entitled to costs and reasonable sum in compensation for attorneys’ fees. No action may be brought on or in connection with this agreement after one year for accrual, and all actions are thereafter barred.

Contractors are required by law to be licensed and regulated by the Contractors State License Board, which has jurisdiction to investigate complaints against contractors if a complaint is filed within (3) years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors State License Board, P.O. Box 26000, Sacramento, Ca. 95826

Thank you for allowing Controlled Entry Specialists, Inc. the opportunity to earn your business for this project. We are a state licensed contractor, fully insured and bonded. License number 885670

Respectfully,

Accepted by,

Michael D. Chism
President \CEO \RMO

Date

Controlled Entry Specialists, Inc.
619.778.9833 cell
mike@ces-ca.com