



October 27, 2021

Homeowners Association

Dear Board of Directors of the Bel Air Ridge Homeowners Association:

We hope this letter finds you well. We, the Board of Directors of the Bel Air Glen Homeowners Association (Bel Air Glen), are reaching out to you to open a dialogue regarding the Bel Air Glen's street vacation and gating project (Gating Project).

Since many of you attended the Town Hall Meeting that we hosted on October 3, 2021, you are aware that several attendees stated that they did not feel we have kept them sufficiently informed about the Gating Project and our application to the City of Los Angeles. We are sensitive to these concerns, recognize that we should have done better to date, and are making a big push to rectify that going forward. We have already sent an initial round of newsletters and FAQs about the Gating Project to the Bel Air Glen residents and the Bel Air Ridge Homeowners Association (Bel Air Ridge) residents living east of Beverly Glen, copies of which we enclose with this letter. We plan to send updated newsletters and FAQs regularly throughout the duration of the application process. We also want our increased community outreach efforts to include you, the Bel Air Ridge HOA Board, which brings us back to this letter that we hope will accomplish two things.

First and foremost, we would very much like to set up a meeting with you, preferably in person but by Zoom if you prefer, to provide you more information about the Gating Project and to answer any questions you have. We see the Gating Project as beneficial to both the Bel Air Glen and Bel Air Ridge residents living east of Beverly Glen Blvd. and believe our respective boards can work collectively to realize those mutual benefits. Please contact the Bel Air Glen HOA manager, Mr. Gregg Landis at 310-474-2444 or at gregglandis@belairglen.com to provide some dates and times you are available to meet.

Second, we want to take the opportunity to respond to the comments you, the Bel Air Ridge HOA Board, raised in your letter to the City's Bureau of Engineering, dated August 13, 2021, about the Gating Project application. We respond as follows to your letter.

1. THE PROJECT AND PROPOSED GATING WILL NOT IMPAIR EMERGENCY ACCESS TO AND SAFE, EFFICIENT EXIT FROM THE BEL AIR GLEN AND BEL AIR RIDGE COMMUNITIES.

Your letter states that: (a) first responders who currently access the Bel Air Ridge community by traveling south on Angelo from Beverly Glen may lose precious travel time by having to pass through two gates, and therefore they will reroute down Beverly Glen in order to enter the Bel Air Ridge community via Briarwood; and (b) residents will be slowed in their attempts to escape our communities during emergencies such as a wildfire because of the need to wait for multiple gates to open for each driver. We have consulted with our traffic and other engineers and the Fire Department, and the gates on Angelo will *not* impair safe, speedy entry into or exit from the Bel Air Glen and Bel Air Ridge communities.

The Gating Project will include installing security gates at three locations within the Bel Air Glen community – on Nicada at the easterly side of the intersection at Beverly Glen



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and Nicada, on Angelo at the border between the Bel Air Glen and Bel Air Ridge communities, and on Angelo at its intersection with Beverly Glen. All three gates will be entry and exit gates so that authorized vehicles will have the same access to Angelo that they do today.

Because the Bel Air Glen community is built out, there already exists adequate and safe vehicular access to the community from Beverly Glen for police, fire, sanitation and public service vehicles. If the Gating Project is approved and the gates are installed, emergency responders and public service workers will continue to have the same access to the Bel Air Glen and Bel Air Ridge communities through the gates via a method determined most appropriate by the City. This method may be via Knox Boxes and/or Radiofrequency ID Reader (RFID) or other method determined appropriate based on our ongoing coordination with the Fire and Police Departments and other City departments needing access to the communities.

These mechanisms override the gate technology so that the gates open for emergency and service personnel without the need for a key card – meaning that police, fire, sanitation and public service vehicles can continue to enter on Angelo as they do now and will not have to reroute down Beverly Glen. This override technology will be mandated by the City as a condition of approval of the Gating Project application. Further, their entry into the Bel Air Ridge and Bel Air Glen communities will still be rapid – the swing gate to be installed on Nicada at Beverly Glen takes approximately 20-25 seconds to open, and the gate arms on Angelo take approximately 3-5 seconds to open. This is particularly minimal for fire and emergency personnel because Fire Station 99 is less than 1/2 mile from the proposed location of the northerly Angelo gate at the intersection of Angelo and Beverly Glen. This gate technology is used in gated communities nationwide, including throughout Los Angeles, without reports that residents are endangered because emergency and other service personnel are delayed in entering their communities.

In addition, residents will not be slowed in their attempts to exit the Bel Air Glen or Bel Air Ridge communities during emergencies. Appropriate emergency plans will be adopted and put in place by Bel Air Glen to protect the health and safety of the community during emergencies. The measures contained in this plan will include, for instance, designating authorized individuals to lock open the gates during emergencies such as wildfires so that vehicles can flow freely and unobstructed out of the community. Modern gate technology provides the ability to lock open the gates when needed both remotely online (via a cell phone, computer, or tablet) or in person, as well as with electricity or with backup battery power in the event power is lost during an emergency.

2. THE GATING PROJECT WILL NOT SLOW TRAFFIC ON BEVERLY GLEN.

You also expressed concern in your letter that (a) Bel Air Glen and Bel Air Ridge residents who currently turn left onto Angelo from Beverly Glen will now have to reroute down Beverly Glen, slowing down their travel time, and (b) vehicles will back up onto Beverly Glen as they line up to enter the proposed Nicada gate, further slowing traffic on Beverly Glen. There is no risk of either problem. With regard to the first comment, it is based on a now-outdated gate design. Based on input received from the Bel Air Glen community, we are revising the gate



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located at the northerly end of Angelo to be both entry and exit, and therefore the residents living within or south of the gated area will not have to change their driving routes after the gates are installed. We are in the process of preparing these revised gate designs, and we will share those with you as soon as they are ready.

Regarding your second comment, there will be plenty of room on Nicada before the entry gate so that vehicles will not block traffic on Beverly Glen. For Bel Air Glen residents and Bel Air Ridge residents east of Beverly Glen, and other authorized vehicles, they will have RFID readers which signal to the gate to open when the vehicle is within 20-30 feet of the gate, resulting in little to no queuing. For vehicles that are not preauthorized, there will be room on Nicada for several cars to line up before the call box or guard shack while their authorization to enter is confirmed. These cars will not impact the cars with RFID readers because they will have a separate space to line up in. In addition, there is an existing deceleration lane on Beverly Glen that additional vehicles can wait in outside of the flow of Beverly Glen traffic in the remote chance there is an unusually large number of vehicles that need to simultaneously receive authorization to enter the community.

3. THE PROJECT AND PROPOSED GATING WILL NOT ALTER ACCESS TO ANGELO BY THE BEL AIR RIDGE RESIDENTS LIVING EAST OF BEVERLY GLEN BLVD.

Your letter also states that the proposed gates will impede the Bel Air Ridge residents' access to their homes. This is not true. We intend to provide the same authorization to the Bel Air Ridge residents east of Beverly Glen that our own residents will have to use the proposed gates. These residents will be provided RFID controllers which will automatically open the gates while their vehicle is approaching. These controllers can sense vehicles approaching the gates within 20-30 feet, meaning that the gates will be almost fully open by the time the vehicle reaches the gate.

We look forward to meeting with you to discuss the Gating Project further. As mentioned above, please reach out to our Bel Air Glen HOA manager, Mr. Gregg Landis with some dates and times you are available to meet.

Sincerely,

*The Board of Directors of the Bel
Air Glen Homeowners Association*



October 21, 2021

Homeowners Association

Dear Neighbors at Bel Air Ridge:

Many thanks to those who attended our recent Town Hall Meeting on October 3, 2021. We're sorry we didn't get a chance to meet all of you, or have time to address everyone's questions. We'd promised to keep the meeting short, as the weather was extremely hot that Sunday. To the point raised by several of you that you didn't feel we'd kept you informed enough about our gating project, as neighbors, we do need to hear one another, given we are groups who govern ourselves within our neighboring HOAs. So, with this letter, we'll begin to do better by answering two of the main questions raised at the Town Hall by those living in the Bel Air Ridge HOA, east of Beverly Glen Blvd (let's refer to you as our Bel Air Ridge East Neighbors). In addition, *please see the attached FAQs* addressing other questions or concerns which surfaced during our Town Hall.

You first asked how much time would be lost by someone driving down Angelo if entering from Beverly Glen. Foreseeably, they would be stopping at two gates for those who live south of Briarwood Park. Our traffic engineers advise it would be seconds. Why? Each of you Bel Air Ridge East Neighbors will be provided with four radio-frequency identification (RFID) electronic stickers per household, which the gates sense before your vehicle reaches them. It's not like the old days of trying to find your old clicker in your bag or on the floor or programming your car's remote. The RFID will open all entrance gates on Angelo (i.e., the northbound gate at the Angelo/Beverly Glen intersection and the southbound gate at the BAGHOA/BARHOA border). *Note that ALL EXITS WILL BE pressure sensitive so that they will open automatically for any vehicle exiting.*

In order to address the next question, we'll take it in two parts. The question was, "for those drivers coming up Briarwood to use Angelo in order to get to Beverly Glen and avoid the stoplights, once they come up Briarwood to Angelo and see the first gate, how will our Bel Air Ridge East Neighbors deal with those drivers now having to come back down Briarwood and back on to Beverly Glen?" The answer is twofold.

- First, the City will/can erect a sign at the corner of Briarwood and Beverly Glen which will say "No Public Access to Beverly Glen," or "Thru street permanently closed to non-residential traffic," or "Private Street," or words to that effect.
- Second, since we know signage is not always a deterrent, we have been assured by all of the traffic engineers that Waze, etc. will pick this up and reroute, and those who pass the sign anyway will only try once. Therefore, within a short time, we believe privatizing the portion of Angelo within the Bel Air Ridge HOA will deter unwanted speeding traffic through your neighborhood, as well.

We understand the issues which may prevent gating Bel Air Ridge HOA East because of access to the Briarwood Park on Almaden, but please know that we, the Bel Air Glen HOA,



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would wholeheartedly support Bel Air Ridge HOA's efforts to install a gate on Briarwood north of Almaden.

We'll continue to keep you Bel Air Ridge East Neighbors informed on our gating project, as we work to maintain transparency and continue to address the safety of our neighborhood. Our efforts on gating stem out of real concern for the safety of our residents given the onset of Waze and other traffic apps which are sending unwanted and hazardous vehicle traffic through both of our communities at an unprecedented rate. We hope we can all work together to keep our neighborhood safe and thriving.

We look forward to continuing our dialogue, and for those who have additional questions, please feel free to reach out to our board at belairglengate2021@gmail.com.

Sincerely,

The Bel Air Glen HOA Board of Directors

Bel Air Glen Homeowners' Association
Street Privatization and Gating Project
Frequently Asked Questions (FAQs)

1. **Were the YES cards which were available at the October 3, 2021 Town Hall meeting supposed to constitute a vote on the Street Privatization and Gating Project (the "Gating Project")? Does any such vote need to be via secret ballot?**
 - *No. The cards at the October 3rd Town Hall were simply an expression of support of the Gating Project which we will forward to the City, as the City had advised us that they would like to receive such written expressions of support to supplement our application for the Project.*
 - *A vote of the Bel Air Glen HOA membership on whether to apply to the City of Los Angeles for the Gating Project was previously conducted in late 2017/early 2018, under the supervision of the HOA's outside legal counsel. An overwhelming majority of the Bel Air Glen HOA homeowners voted in favor of pursuing the Gating Project during that vote. Unlike the requirements for an election of the HOA's board of directors, state HOA law (the Davis-Stirling Act) does not require that a vote to authorize the Gating Project comply with any secret voting procedures. That is why the 2017/2018 vote on the Gating Project was not required to be, nor was it, conducted via secret ballot. While not required to be a secret ballot, the 2017/2018 voting procedures did comply with all of the Bel Air Glen HOA's governing documents, including the CC&Rs and By-Laws.*

2. **Why ask the City to privatize portions of Nicada, Woodwardia and Angelo Drives now?**
 - *With the emergence of Waze and other traffic flow apps, the Bel Air Glen HOA community has been plagued by cut through commuters from Beverly Glen Blvd. During rush hours, cut through drivers coming up Beverly Glen Blvd., exit that street to head east on Briarwood or Nicada, and then attempt to race through the community on Woodwardia and Angelo in an effort to jump ahead of other cars on Beverly Glen Blvd., only to bottleneck a half mile later when they have to merge back onto Beverly Glen Blvd. Per the Traffic Assessment the Board commissioned in February 26, 2020, our community experiences on average 254 cut-through drivers from 4:00 p.m. – 6:00 p.m. **every weekday.***
 - *As a result of the above, the cut through drivers back up over such large areas of the community's streets, such that our residents cannot leave or enter their driveways for long periods. Alternately, the cut through drivers, when afforded the opportunity, speed through our narrow, winding streets creating serious and*

potentially life-threatening safety hazards for our community's many walkers, joggers, and children using the rights of way.

- *Our homeowners have found backing out of our driveways onto Angelo and Woodwardia has become a particularly treacherous maneuver, as many of the homes in the community have one-car length driveways situated right at the street; and there has been excessive wear and tear on the streets requiring extraordinary maintenance and repair. Gating off Angelo and Nicada is the only way to ensure this dangerous and burdensome condition stops. To place gates at these locations, the City of LA requires us to vacate and privatize the portions of Angelo, Nicada, and Woodwardia that will be within the gates.*

3. Why doesn't the HOA just install "No Right Turn" or "No Through Traffic" signs to reduce traffic on Woodwardia Drive and Angelo Drive?

- *Our traffic and engineering consultants, as well as anecdotal reports from the City and other communities which have attempted to use signage to solve their traffic flow and safety issues, report that signs do not work. Signs only work to deter drivers who comply with them. And, we all know compliance is very unlikely from hassled commuters who think they can save a few minutes on their commute and get a break from the jammed conditions on Beverly Glen Blvd.*
- *Our consultants have advised that compliance with signage requires active police enforcement for effectiveness, which is not going to happen consistently given our overworked police departments. Keep in mind too the burden that signage would cause to our residents and invited guests **because our homeowners would also have to comply with "No Right Turn" signs at Nicada.** So, all of us who today enter the community at Nicada would instead have to stay on Beverly Glen Blvd, in traffic, until Angelo. That is an unworkable proposal.*

4. Where will any proposed gates be located?

- *There will be a main entry and exit gate on Nicada.*
- *There will an entry and exit gate at the northerly end of Angelo Drive at the intersection of Angelo Drive and Beverly Glen Blvd.*
- *There will be an entry and exit gate at the other entrance on Angelo Drive at the boundary between the Bel Air Glen HOA and the Bel Air Ridge HOA.*

5. Isn't it true the initial application to the City of Los Angeles said the gate at Angelo Drive and Beverly Glen Blvd. would be exit only?

- *Yes. However, in response to comments from our community, we are working on revising the design of that gate to be both an entrance and exit, just like the*

other two. Our traffic consultants and engineers are busy preparing new specifications and renderings of the location, which hopefully will be available in the next couple of weeks.

6. Won't the addition of security gates pose an inconvenience and delay to both homeowners and emergency responders?

- No. If the HOA's applications to the City are approved and the gates are installed, our homeowners' access will not change significantly because radio frequency ID (RFID) readers will be made available to all of our HOA's homeowners, as well as our neighboring residents in Bel Air Ridge HOA who live east of Beverly Glen Blvd. and the folks living east of Beverly Glen who are not within either the Bel Air Glen HOA or the Bel Air Ridge HOA. With the RFID readers, the entrance gates take mere seconds to open. All exit gates (i.e., the southbound gate at the Bel Air Glen HOA/Bel Air Ridge HOA border, and the northbound gate at the Angelo/Beverly Glen intersection) will be pressure sensitive so that they will open automatically for any vehicle exiting.*
- Emergency personnel such as the Fire Dept., ambulances and police all will be provided transponders and other means of overriding the gate technology (which is standard practice for other gated communities,) so they can freely and rapidly enter the community to address emergencies just as they do now.*
- Service and delivery personnel such as DWP, LADOT, PG&E, Amazon, UPS and USPS will also be provided access.*

7. Won't the addition of gates make our community less safe in case of an emergency?

- During emergencies, where many residents may need to exit the area quickly such as a wildfire or an earthquake, the gates can automatically be locked open when needed. This action can be done manually in person at the gates, or remotely from an ipad, iphone, or computer. The HOA, as is standard practice for gated communities in Los Angeles, would appoint persons within the community to have this authority to lock open the gates during emergencies. The gates will also be equipped with battery backups in the event of an electrical power failure.*

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Homeowners Association

Project Newsletter #1
October 18, 2021

Dear Members of the Bel Air Glen Homeowners' community,

We'd like to thank each of you who attended the October 3, 2021 Town Hall meeting. We'd also like you to know *all* comments received are being addressed. We learned much from your questions and comments, including from those who oppose this Street Privatization and Gate Project (the "Project"). As a community, we need to hear one another, and as a group, we strive to make decisions which are in the best interests of our community. We heard you on the point of being more transparent, and beginning with this newsletter, we intend to be.

We will be distributing updates on a more regular basis, perhaps, as often as once a week or biweekly, along with a series of FAQs to accompany each update. Rather than overload you with everything all at once, we begin with this newsletter and the FAQs attached, which address the major issues raised at our recent Town Hall, with supplemental and more specific information to be provided in the coming weeks.

We'd also like to point out that our Directors throughout the 50 years of our community's existence have always been and will always be volunteers, who are passionate, knowledgeable, educated and work tirelessly for the betterment of our community. Please be assured nothing is done without proper adherence to HOA guidelines and legal, approved measures.

We know change can cause uncertainty and anxiety. We only need to think back to our decision several years ago, which was not supported unanimously in the community, to upgrade our common areas, specifically the pool bathrooms, and then the community room and fitness center. During that process, you all saw how professionally the matter was handled. We hope those who were opposed at that time to what we were doing, will now recognize those changes benefited greatly our community. We firmly believe this current endeavor will have the same result. We're going about the process of street vacation, privatization and gating with the same respect and attention to detail.

Starting with this newsletter, you'll be hearing from us on what's required for the successful completion of this Project, as well as where we are in that process. In order to provide our homeowners members, as well as our neighboring community members, with updated information regarding this Project, we'll also be doing the following:

- Setting up a website dedicated to this Project where you will be able to see renderings and find answers to frequently asked questions.
- Providing weekly or bi-weekly updates in the form of this type of newsletter.

- Scheduling a series of smaller, indoor Town Halls for each area of our community (now that the weather has turned somewhat cooler, and in order to ensure everyone's safety in the current Covid era). We'll soon be notifying you of these smaller Town Hall get togethers.

To provide you feedback on your most burning questions raised at the October 3rd Town Hall, we've prepared an initial set of FAQs. Please see the attached.

We urge you to come to our board meetings, join a committee and become involved in the betterment of our HOA. You're all the beneficiaries of an excellent full-time manager, Gregg Landis, as well as a wonderfully organized traffic and gate committee, under Mike Kearin's leadership, along with Rick Bisetti, Simon Asef, Lorena Costino and Leslie Gallin. We're always looking for homeowners to get involved and we welcome any of you would like to assist in these endeavors.

Taking care of our community or as someone said "*Our Mayberry*" will help keep us safe and reduce the danger and congestion from cut through traffic plaguing our community.

In closing, let us say - life for us all in the past year or two of Covid and the various sources of information, be it TV or social media has generated any number of polarizing events, as well as pent up frustrations, anxieties and disappointments. Let's make sure we are kind to each other and proceed with open minds on all topics.

Thank you very much.

Your Board of Directors

Bel Air Glen Homeowners' Association
Street Privatization and Gate Project
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2. How can you say a majority of HOA homeowners approved the Gating Project in light of the opponents who are not in favor?
 - *When the HOA conducted the vote of the HOA members in 2017/2018, the results which were promptly circulated to all homeowners was as follows:*
 - *Homeowners eligible to vote:* 220
 - *Homeowners responding:* 191
 - *Homeowners in favor of the Street and Gate Project:* 172
 - *Homeowners not in favor of the Street and Gate Project:* 19
 - *Since the 2017/2018 vote showed overwhelming support for the Gating Project (out of those who voted, 90% in support and 10% opposed), the Board of Directors duly prepared and submitted the Gating Project application.*

3. Why ask the City to privatize portions of Nicada, Woodwardia and Angelo Drives now?

- *With the emergence of Waze and other traffic flow apps, the Bel Air Glen HOA community has been plagued by cut through commuters from Beverly Glen Blvd. During rush hours, cut through drivers coming up Beverly Glen Blvd. exit that street to head east on Briarwood or Nicada and then attempt to race through the community on Woodwardia and Angelo in an effort to jump ahead of other cars on Beverly Glen Blvd., only to bottleneck a half mile later when they have to merge back onto Beverly Glen Blvd. Per the Traffic Assessment the Board commissioned in February 26, 2020, our community experiences on average 254 cut-through drivers from 4:00 p.m. – 6:00 p.m. every weekday.*
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communities in Los Angeles, would appoint persons within the community to have this authority to lock open the gates during emergencies. The gates will also be equipped with battery backups in the event of an electrical power failure.

9. Won't this cost our HOA a lot of money which our homeowners will have to pay either through a special assessment or much higher monthly HOA dues?

- *No. As mentioned at the October 3, 2021 Town Hall, the monies to pay for the Gating Project are coming from savings which the HOA has been maintaining over the years for this project. No monies which are on deposit in our HOA Reserve Account will be used for the Gating Project.*
- *There has been a line item in the annual budget each year for the past several years which has funded the costs thus far incurred, and will continue to fund the costs into the near future. There is no special assessment needed, and with proper fiscal management and a term loan which will be repaid over 10 years, the increase in monthly HOA dues, if needed, would not occur until 2023 and even then, will be modest. Any homeowners who cannot afford any such HOA dues increase will be eligible for a special program by which such increases will be deferred.*

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