

Summary and Action Items from
March 18, 2019, Safety and Security Committee Meeting

Project updates and action items:

1. **Notice about limited common area trees/shrubs damaging roofs and fences:** Sent to homeowners and occupants Feb. 15. Follow-up: Survey in April? Second notice needed? Warning needed?
2. **Unleashed/unrestrained pets, pet waste, health/safety/nuisance issues:** Reminder about rules, reporting and enforcement approved by the Board on Mar. 12; flyer distributed to homeowners Mar. 26.
3. **No parking in fire lanes:** Violation-reporting procedure approved by the Board on Mar. 12; flyer distributed to homeowners Mar. 26.
4. **Pool rules enforcement:** Procedure for reporting violations—previously approved by the Board—will be distributed to homeowners in 1Q 2019 newsletter scheduled for early-April.
5. **Trip and fall hazards in community:** Upraised/uneven concrete hazards are liability risks for HOA (common areas) and homeowners (limited common areas). Maintenance will obtain information and cost estimates from contractors; information will be evaluated for cost-effectiveness.
6. **Fire code compliance:** Millbrook fire-lane paint touch-up ongoing per maintenance priorities/workload.
7. **Low cost, easy-to-install security cameras and motion-activated lights for limited common areas:** Information for homeowners will be in 1Q 2019 newsletter scheduled for early-April.
8. **Trim shrubs away from garage exterior lights to increase common area lighting; remove common-area junipers:** Trimming and juniper removals have been completed; Landscaping & Architecture Committee is researching suitable shrubs to replace junipers.
9. **Installations of battery-powered, motion-activated lights in dark common-area walkways/paths between rear patios and at ends of streets:** Initial results OK in test locations; testing ongoing for battery life and replacement costs. Also need estimates of number of lights needed and total cost.
10. **Replacement of yellow with brighter, white carriage lights on garage exteriors and entryways:** ongoing per homeowner requests and maintenance priorities/workload.

New topic discussed:

Since questions and concerns about parking rules continue to arise regarding interpretation, inconsistency with available parking facilities, difficulty with enforcement, lack of fairness to homeowners who adhere to rules, etc., the committee will propose to the board a project to review and evaluate parking rules, develop and draft revisions that will improve precision and clarity and address questions and concerns, and submit recommended revisions to the board for consideration. Anticipating approval for this project, the committee is discussing and will adopt ground rules and guidelines—for example: objective, open discussion; common sense reasoning; uphold rights and interests of greatest number of homeowners; facilitate enforcement; prohibit bias and self-interest; etc.—that will govern the committee’s deliberations, draft revisions and recommendations. Ground rules and guidelines will be on the agenda for the next committee meeting.

Tabled/On Hold: For details, see prior agendas and summaries.

1. New entry/access system for pool: tabled at April 10 board meeting.
2. Questionnaire about homeowners’ interest in Parkwood as gated community via electronic security gates at Millbrook entrances: tabled at April 10 board meeting
3. Security patrol service: discussion/consideration tabled by committee.
4. Fire hazard potential of undeveloped lot at Baker/Redfield: further discussion tabled at Dec. 17, 2018, committee meeting.
5. Replacements for garage side doors: Effective options like steel doors appear cost-prohibitive; since issue is not a priority with any homeowners, committee tabled at Feb. 25 meeting.

The next committee meeting is scheduled for 5 pm, Monday, April 15, in the clubhouse. An agenda will be posted prior to the meeting but after the April 10 board meeting.