

Millbrook Homeowners Association

SECURITY GATE INFORMATION Established: 3/22/08, Revised: 10/18/16 by Millbrook Board of Trustees

Purpose: Establish a set of rules which all Millbrook Board of Trustees will use to issue security cards for entranceway to Lake Wallenpaupack boat ramp parking area.

Reason for Secured Entranceway: Because of the problems we have been experiencing at our boat ramp, it was decided by the Board to look into the cost of installing an electronic gate to secure the area. The reason for the gate was to keep people who are not Millbrook residents from using our boat ramp and facilities. This problem continues to escalate yearly, causing problems with our residents who need to challenge people parked on our ramp or tied up to the launching ramp. This has resulted in heated arguments and could turn into something more serious. We also have experienced damage to our docks by people who are not associated with Millbrook. The fact remains that these people are using our facilities and although they have a right to walk along the beach or enter from the water, they do not have the right to use our docks or cross our land to get to the ramp. More importantly, if they damage their equipment or injure themselves, our insurance does not cover them.

Gate Acquisition: A Millbrook Board member has managed to acquire two used gates at no cost to the Association. The only costs to Millbrook are for the installation and the security card reader.

General Guidelines

1) A designated Millbrook volunteer will be assigned the duty of controlling security card log and distribution. a. The issuing of cards will be kept on file with the card numbers and names of individuals that cards have been assigned to. b. Only designate may issue security cards. c. Additional cards will also be issued to: PP&L Lake Superintendent, PA Fish Commission, local fire and rescue companies, and local ambulance companies.

2) Each Millbrook property owner will be issued two (2) cards at no cost which will be individually numbered and coded to open the gate.

3) One additional card may be purchased at a cost of \$100.

4) A replacement for a lost card may be purchased at a cost of \$25.00/each.

5) Property owners that misuse their card responsibility will lose card privileges. a. Cards are to be used only by the homeowners, family or their guests. b. Cards are not to be lent out to friends, or non-Millbrook neighbors. c. All cards will be returned to Millbrook upon sale of Millbrook property; unreturned cards will cost previous homeowner \$25/each. d. If a property owner moves from Millbrook and does not turn in his/her cards, these numbers will be deleted from the system. An unreturned card fee of \$25.00/each will be levied on homeowner's fees. e. Cards will be rendered inoperable if residents are not current in their association dues. f. Any misuse of the card, such as lending to non-property owners, will also cause the card to be deleted from the system.

Card Use

1) *The security entrance is designed to be used by automobiles / trucks ONLY; use of ATVs, motorcycles and other small vehicles is not suggested and may severely injure driver / passengers of such vehicles.*

2) Entering gate: a. Gate opening is accomplished by holding card near gate card reader, at entrance; it is not necessary to insert the card into a slot. c. Gate will automatically close after vehicle has passed through entranceway. 3) Leaving gate: a. Upon leaving, drive up to the gate which will automatically open and then close.

Additional Information: Of concern by some members was the distance from the gate to route 507. There is a distance of >80 feet from the gate to 507. Each individual card will contain its own code. Security of the gate was also discussed and if necessary a surveillance camera will be installed to monitor gate access on 24 hour basis. Any vandalism will be recorded.