

Arrowhead Point HOA – gated community feedback from members 8/22/25

“Thank you for the study done on the gates. This subject was brought up some time ago and we voted it down due to cost not justifying it.”

“Not a question, but strongly opposed to gating the community. The immense financial investment will be prohibitive for many and I don’t see a necessary benefit or value. The costs will only continue to rise over time and puts undue burden on the homeowners. It will also likely make it harder to sell homes in our neighborhood as assessments and dues will make it unappealing.”

“Only thing I see is that I did talk with a woman who live in gated community by golf course. They stated you do not have to maintain the roads inside gated community. (They stated they used to) Because they had a situation where a ambulance was called once, ambulance couldn’t get to the house because of snow not being plowed. That changed the county thoughts and laws. That’s what she told me. Stated the county still controlled the streets.”

“I am responding to the email with the comprehensive analysis of the gate installation. I’d like to go on record as saying that I am against the gate installation based on your study, and I think we need to have our roads redone as soon as possible.”

“We would definitely be in favor of a gate. Thank you for looking into this.”

“We prefer NO gate! No problems in 20 years! Lots of retired folks here in Arrowpoint. Thx”

“Thank you for your diligent review of the subject. You are to be both praised and chided for the exhaustive review. We appreciate the lengths to which the board has gone through to answer this question on feasibility. It is a resounding NO on all accounts.

Whoever has been driving this question, there is one answer. Put your house on the market and move to a gate guarded community. There are two close by.

We’ve just celebrated 30 years of living in Arrowhead Point and are doing just fine without gates. ps– chided because we thought this was a dead issue 3–4 years ago.”

“Thank you for the detailed information relative to a possible AHP Gated Community. I have two comments/suggestions.

1. I’m sure everyone’s first question is “how much would it cost me?”. So I think it would be appropriate to suggest a range of what might be the individual special assessment to add and maintain gates.
2. I didn’t see any reference to the possible home valuation differences between gated community homes and those not in gated communities. If there is a difference, I think that information should be part of the evaluation process.

Thanks again for all that good work.”

“I suppose that the intention may be to satisfy the few homeowners that may think this is a good idea. I hope the info submitted will be enough to remove the idea of gating from those individuals. I remember when this idea was massively defeated last time was proposed. Hope we are not expending association money in an exercise that we should know the answer already without any doubts.”

"We do not want to have a gated community. The benefit is nonexistent compared to cost and hassle. No thank you."

"I have a few thoughts regarding potential gates. I'm one of four property owners with a home at the entrances to our neighborhood. While I can understand how some homeowners that live deeper in the neighborhood, far away from noisy Mill Rd. and the placement of gates, are champions of gates, to me they would be unsightly, noisy and a nuisance. Any potential gate would be adjacent to my side yard. The sheer amount of vehicles (residents, deliveries, landscaping, contractors, visitors, etc) that come into our neighborhood through-out the day and evening would cause a non-stop idling of vehicles right next to my property. My property value would certainly not increase with an unsightly gate right next to my yard. There would not be much room for vehicles turning off of Mill Rd due to the placement of the first driveway. I've lived here since 2008 and over the years, Mill Rd has become a major thoroughfare. Traffic increases with each new development that is built. It used to be a four lane road, and was reduced to three many years ago. With such little room for vehicles entering off of Mill Rd, and having to stop and enter a gate code, traffic will be backed up on Mill Rd at any given time. People heading south will be turning right. People heading north will be waiting in the turn lane to turn left. Most likely only one vehicle will fit at a time entering. Traffic will be backed up heading both north (turn lane) and south. Traffic is already busy and noisy on Mill Rd and instead of flowing freely, it'll be bogged down with idling vehicles. I will always be adamantly opposed to gates because my property would become even noisier, and who would want a gate and idling cars right next to their yard?

Regarding theft and other criminal activity, we've reached a point in society that people must take some personal responsibility in protecting their property. Criminals are opportunists. Don't leave packages on your front porch all night. Teach your teen and young adult kids to lock their cars that are parked outside. Double check your garage doors before going to bed. Check the locks on your fence gates. Add a second or third lock on the inside that a prowler can't reach from the outside. Years ago, someone complained that her car window was smashed and her coffee money was stolen. Don't leave anything valuable in your car. At some point, there was a homeless camp down Mill Rd close to the Dartford area. A gate won't stop someone like that from walking in. Some brat kid pounded on our front door late one night and ran. He walked into our neighborhood. He didn't drive in; if there had been a package at my front door, he could've ran off with it. People need to be vigilant.

Back to the gates, how do you prevent an opportunist criminal from tailgating the UPS or Amazon truck and entering our neighborhood? Any of us that have any kind of service provider come to our homes would have to share the gate code so they could enter. I have a yard fertilizer service that comes by spring-fall. It's always a different person coming to provide the service. Some people are honest and wouldn't share the code, but some people would. The high schoolers and young adults that live here would share the code with their friends that come over.

Perhaps gates would deter some solicitors, but they would probably park at the church and then walk in."

"Thank you so much for looking into the gated community option and compiling all this information! As for our feedback, we personally feel turning our neighborhood into a gated community is unnecessary. Not only is the initial investment substantial, maintaining the streets of our neighborhood for years to come creates a huge financial burden for homeowners. Having previously resided in an HOA that had private roads, we have first hand experience in

managing snow removal and ongoing repairs, and it is not a small nor affordable endeavor. We would also really hate to see AHP turned over to a management company. We had extremely poor experience with Web Properties in our previous HOA, and ultimately chose to leave the neighborhood because of the management. If a gated community puts our neighborhood in the position of requiring an outside management company, we do not believe the benefits would outweigh the costs."