

Eagle Ridge Homeowners Association Arlington, WA

Entrance Security Gate Operation



Revision 20170610

Review of the Features Realized

- Separate exit and entry gates
- Each gate has 2 sections to permit faster actuation
- Each gate is 18 feet wide
- Gate opens to 12 feet wide in 8 seconds
- Wall and gate are 6 to 8 feet high
- Posts and wall are block with rock fascias both sides
- The gates will have night time lighting
- Gates are magnetically locked together when closed
- Multiple security cameras monitoring gate activity
- No pedestrian entry/exit
- In-road sensor loop for automatic exit
- A 52 foot paved turnaround precedes the gate, fire and county only require 40 feet
- Separate entry lanes, Residents and others:
 - Residence lane for those with Eagle Ridge fobs
 - Visitor and service vehicle lane for those who have entry codes or have a resident activate the gate
 - Many service vehicles (FedEx, UPS, Waste Management, etc. will be given entry codes.
- Exit gate automatically opens when a vehicle is detected as it approaches the gate
- Setup to meet emergency vehicles and sheriff needs
- Battery backup, in case of power outage the gates will open and remain open until power is restored.



Gate Traffic Paths

ERHOA Entry/Exit



Exit Lane

Guest & Turnaround Lane

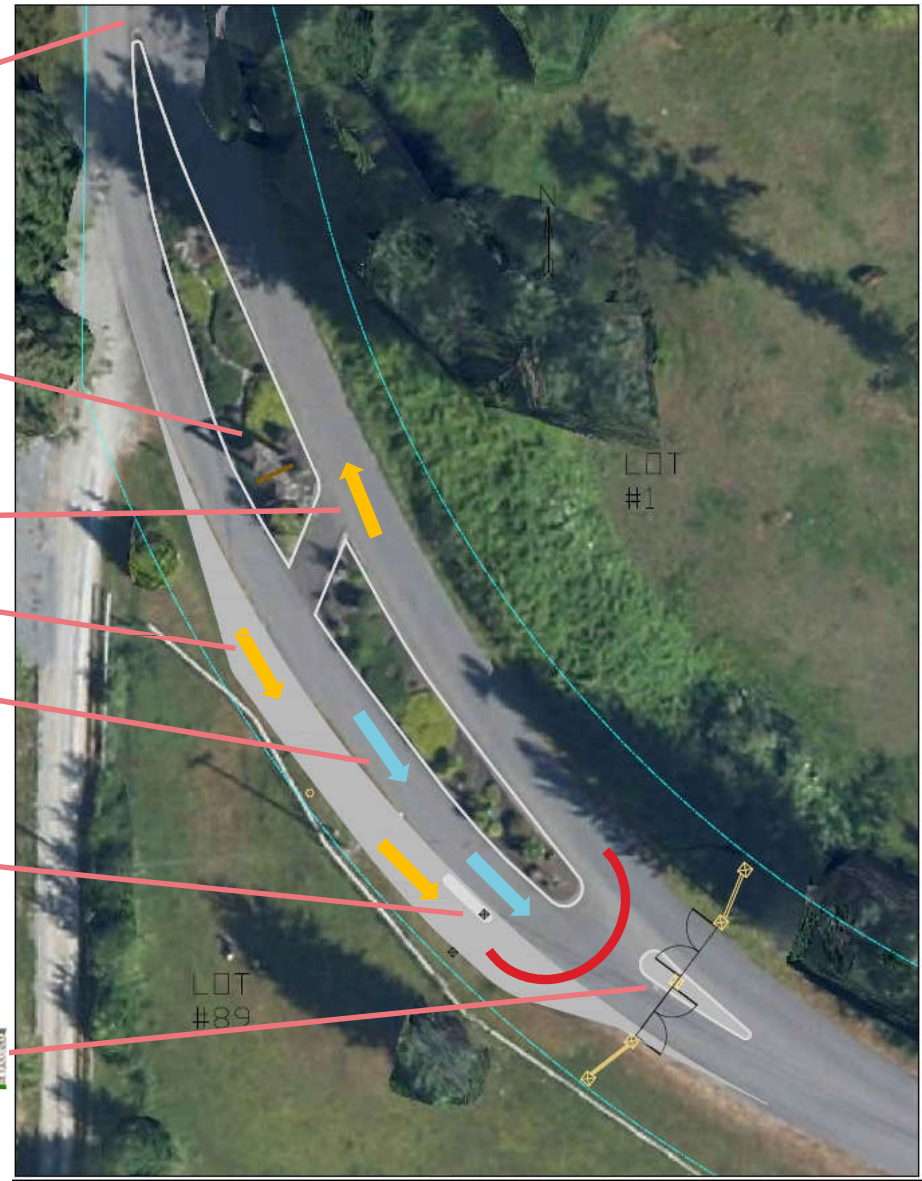
Resident Lane

Telephone Entry System (TES)



New Island, Gate Actuators, Security Wall

35th Ave NE



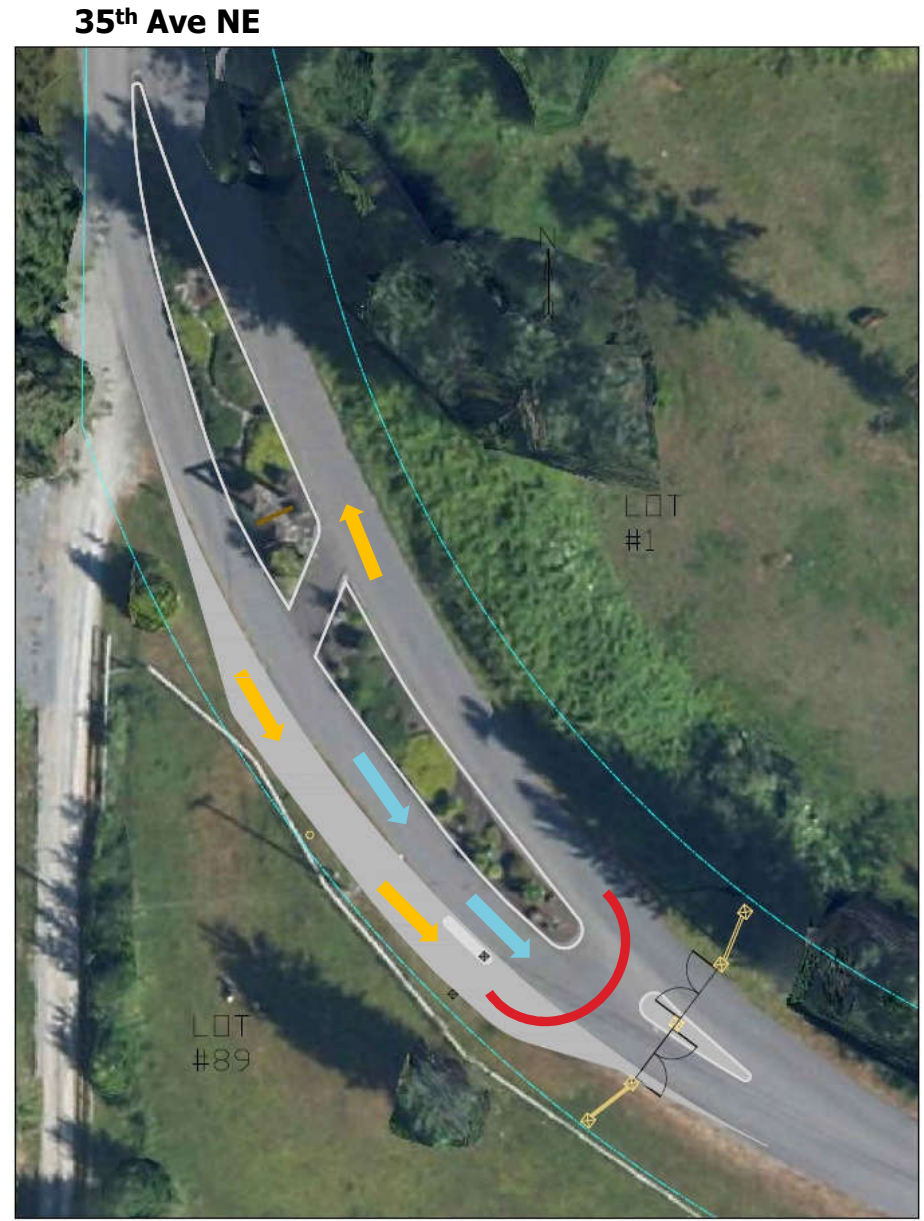
234th St NE

Gate Traffic - Cautions

- Merging of Guest and Resident traffic
- People needing to do a turnaround
- A guest getting into the resident lane and trying to backup or turnaround
- Large trucks

Gate Traffic Security

- Be conscious someone trying to follow you into the community that does not have a fob or have stopped at the TES and entered an entry code.



234th St NE

Lot Owner Form – Gate Codes, TES & Fobs

Eagle Ridge Homeowner's Entrance Security Gate Lot Owner Documentation



Issue Date: June 10, 2017

Lot # XXX Lot Name
XXXX 226th PI NE, Arlington, WA 98223

This page provides the information to permit you to utilize the Eagle Ridge Entrance Security Gate System. Please sign the document below as the receipt of this information.

1. Three fobs as part of the Security Gate Assessment and any additional fobs ordered are provided. The serial numbers of the fobs are:

0001-02649 0001-02650 0001-02651

2. Two Entry Codes for activation of the gate from Telephone Entry System keypad in the Guest Entry lane. We recommend the 'Primary Code' be restricted to family members and close friends. The plan is to change this code only when needed for security reasons. The 'Secondary Code' is for vendors and others. This code will likely be changed at least annually. While other similar gate systems are changing codes every few months, the Eagle Ridge Board is endeavoring to minimize the 'Primary Code' changes.

Primary Code:

0 1 2 3

Secondary Code:

4 5 6 7

3. Your names as they will appear on the Telephone Entry System. The information is based on the information you provided on the Security Gate Questionnaire form and some editing to fit the display of only 15 characters. Blank lines indicate nothing will display.

L	O	T	N	A	M	E										x	y	z

L 360 xxx-xxxx

The x, y and z will be numbers that are different for each line that is displayed. The 3 digit number is automatically assigned by the gate control system.

This 3 digit code is entered by the guest on the Telephone Entry Keypad to have the gate system call the phone number listed here for each line thus notifying you of a pending visitor so the receiver of this phone call may command the entry gate to open.

4. One copy of the Eagle Ridge Entrance Security Gate System Operation Manual. A copy will also be available on the Eagle Ridge web site. www.eagleridgenews.info

Sincerely,
Eagle Ridge Board of Directors

I acknowledge receipt of the above materials on _____, 2017.

Signature

Printed Name

Serial number for
the fobs.
Printed on the back
of the fob.



The primary and secondary 4 digit code that is
unique to each Lot Number.

Name(s) as they will appear on the TES.
Blank or *none will mean there will be no entry
appearing on the TES. The phone number that
will be dialed for each name is shown

Helpful Hints:

- Keep the Fobs and a card with the Primary and Secondary Entry Codes in your vehicle(s).
- Provide the Primary Entry Code only to family members and close friends. Use the Secondary Entry Code for all others.

Telephone Entry System – TES *Optimum Usage*

When arranging for a visitor, share your Secondary Entry Code with them.

When the visitor arrives at the TES:

- Press the “#” key
- Enter the 4 digit code

The gate will open.

Drive through and the gate will close automatically

Helpful Hints:

- Keep your Fobs and a card with your Primary and Secondary Entry Codes in your vehicle(s).
- Fob users will enter using the Owners (existing) lane and should experiment to determine how far in advance their Fob will activate the gate.
- Code users will need to use the new Visitor lane on the right and stop at the TES pedestal to either enter the four-digit Primary or Secondary Code
- TES users to find the name of the lot owner they wish to visit.

Vehicles in the Visitor lane must exercise caution when merging back into the existing Owners lane.



Telephone Entry System – TES Usage

This is methodology that was necessary before we had mobile phone and the current ease of contacting each other. This is solution from the 'landline' only days.

This works but is not optimum for ease and time needed.

There are instructions printed on the lower left of the TES.

- Use the [A] or [Z] button to move the displayed line.
- Scroll until the desired name appears
- Enter the 3 digit code to the right of the name
- Press the [Call] button
- The TES will dial the phone number associated with the name displayed. When the person answers a discussion may occur . The person at the TES talks at the TES and listens via the TES speaker.
- If desired the person called by the TES can press the 3 key on their phone and the gate will open. Note: The person at the TES has no control to open the gate.

Caution:

Some smart phones emit a very short tone burst when a key is pressed and the TES may not react properly. Samsung Android based phones are known to cause problems with all tone activated systems.

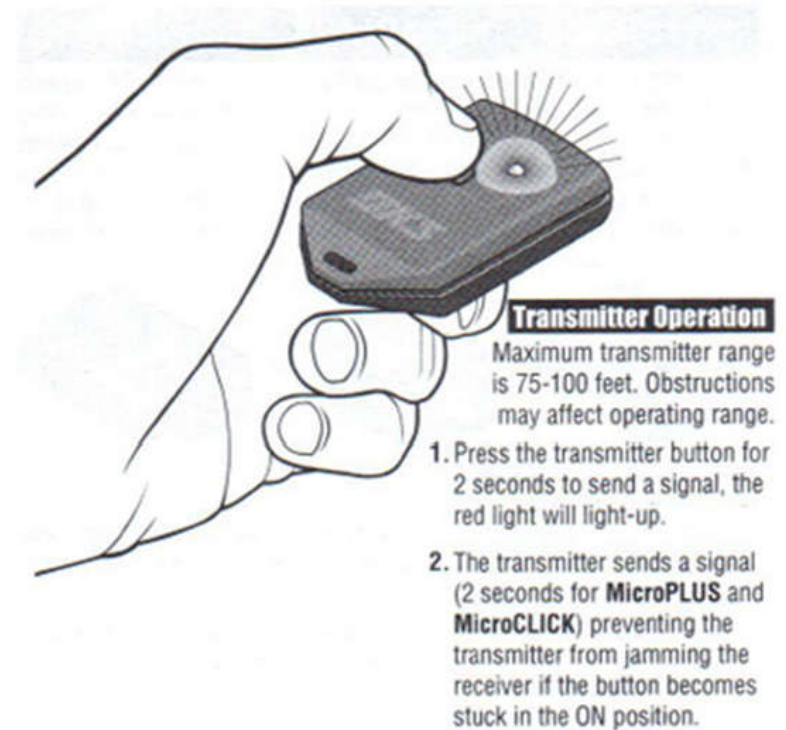


Fob Usage

Pressing the button sends the gate activation signal and the red LED should turn on

Range is typically 75 to 100 feet of the TES where the receiver is located.

The transmitter only sends for 2 seconds when the button is pushed. Holding the button does not enhance the signal being sent.



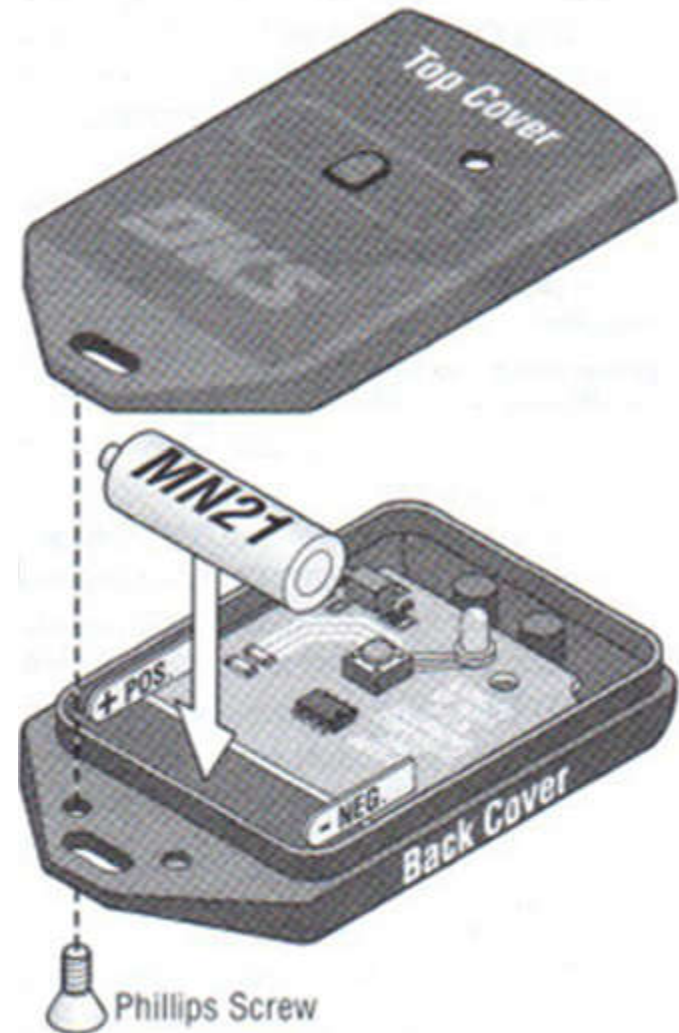
Fob Maintenance -- Battery

The fob is battery powered

The battery should last a couple of years

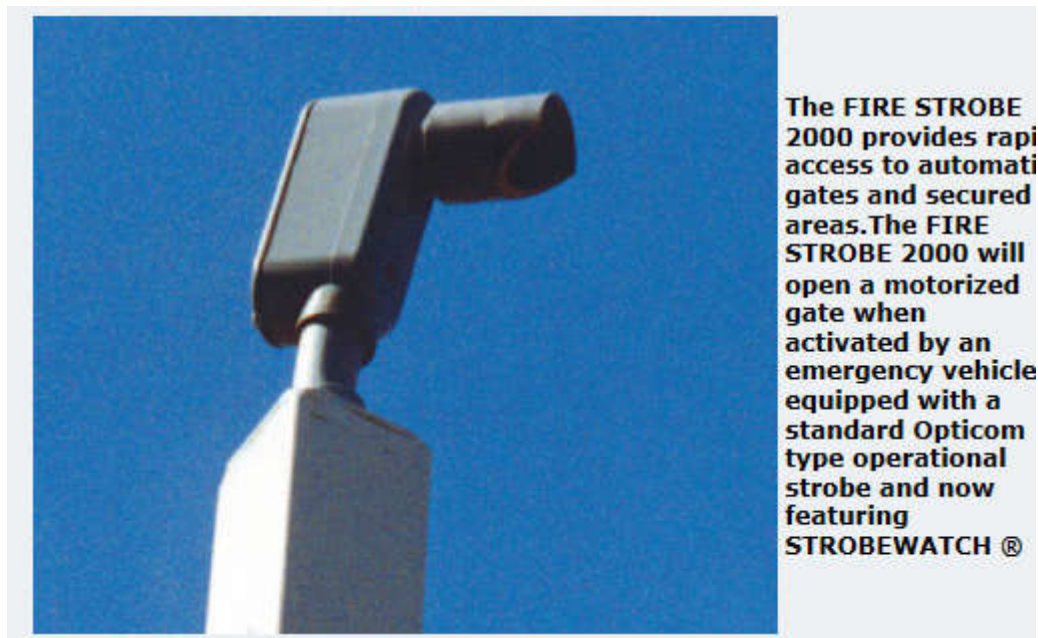
The battery is special, model MN21.

Recommend keeping your Primary Access code nearby just in case your battery has exceeded its life.



Emergency Services Access

An optical sensor is added to the gate control. This is referred to by some as an 'Opticom' access.



A typical installation is shown.

Exiting Eagle Ridge

The Exit Gate open automatically when a metal object disturbs the field above the magnetic sensing loops that are embedded in the road. A bicycle, motorcycle, cars and trucks will activate the Exit Gate, a pedestrian will not.

- When the gates are open, proceed through
- The gates will close shortly after you have cleared the sensing loops that are at the actual gate.



Sensing loop to open the Exit Gate

One of the sensing 4 loops to detect the vehicle in the gate swing area.

Security Cameras



- Cameras are located on the pole in front of the gate
 - One has an overall view of the gate
 - One has a close up view of the vehicle at the TES
- Cameras are placed in the center post to monitor the entry and exit vehicles.
- The cameras located on the gate post have protective covers over the camera body and lens
- The cameras are in continuous record mode
- Many days of recording are kept before the recordings are deleted
- Image quality will be similar to the current HDTV. Meets law enforcement needs.
 - When lighting permits the images are in color
 - At night the built in infra red lights are the illumination, the image will be in monochrome
- The actual recording is done off site from the actual gate (internet connection)
- The cameras and recording system have battery backup for about 3 hours or power outages

The TES camera view is available on any internet connection. Instructions how to view this camera is in the gate operations manual

Security Cameras



Vendors and Contractors

The Board has made arrangements to provide access for common service providers and vendors. Each provider-vendor will be provided with unique entry code or a fob.

You do not need to take any additional action regarding the listed providers/vendors.

Please let the Board members know if you wish to recommend other vendors be added to the list.

A list of active providers and vendors will be maintained on our ER Web Site:
<http://www.eagleridgenews.info>

Gate Insurance and Damage

The Board has obtained liability and damage insurance to cover the EGSS in order to protect the interests of the Association. The coverage is being provided by the same agency that otherwise insures the Association.

In instances where the EGSS is vandalized or damaged, we will work with the Sheriff's Department to identify the culprit using the camera and TES information and to prosecute them to the extent provided by law.

Maintenance / Operating Costs

- Cost of the additional insurance premium
- Other maintenance and operational costs, including:
 - PUD for power to the gate and cameras
 - Wave Broadband for telephone/internet service
 - AGE for semi-annual maintenance service on the gate itself.

These will be included in the budget for FY 2017-18 and succeeding years

Probable Schedule for Activation

About May 1	Continual recording of the security cameras was started and is continuing
Week of June 11	Paving the new guest entry lane Put in the curbing on the new lane and the new center island
June 21	Automated Gates is planning to hang the gates and begin installation of the gate actuators Then test the system for operation Automated Gates is expecting their process to take 2 to 3 days Put the needed signs in place
Week of June 26	Your Eagle Ridge volunteers will load all the needed data to the system and test the operation May try activating the Exit gate and confirm the automatic vehicle sensing
July 5	Activate the complete system with both Entry and Exit control
July and later	Complete landscaping needs

Acknowledgements

The following vendors were involved in the major aspects of the construction of the EGSS.

Automated Gates and Equipment
Fidalgo Paving & Construction
Island Masonry
MainLine Electric
Alpine Communication Systems
Pacific Cable
Wave Broadband

Construction and Installation of the Gate
Road Expansion and Paving
Design and Construction of the Pillars and Walls
Electrical Conduits and Wiring
Cameras
Boring Under the Road
Internet and Telephone Connections

The work of all these vendors has resulted in enhancing the security for our neighborhood while providing an attractive appearance to the EGSS.

The Board of Directors wishes to provide special acknowledgement to two vendors located within Eagle Ridge who provided services beyond the scope of their original bids:

Bruce Aalmo of Island Masonry added features to the wall and donated the safety boulders that are protecting the pillars and gate operators.

Mike Marrinier of MainLine Electric spent a considerable amount of time in digging the trenches for the electrical conduit when the original design had to be changed due to the effects of the unexpectedly wet weather in the spring.

Thank you