

TOM'S NOTES

October 2008

Playground Improvements:

The playground equipment at White Horse Park is outdated. We are raising funds to improve the equipment and play area. Please Help if you can.

Send Donations to:

***White Horse Park Playground Fund % Jane Garner & Pat Heath,
11647 Beauchamp Rd Box 41, Berlin MD 21811***

All donations appreciated. Thanks for your help.

Jane unit #264 & Pat unit #276

When calling for an emergency vehicle of any kind please also notify the WHP office/security staff (410-641-5102 or 443-880-2278). It has also been requested for emergency vehicle purposes that all units have Lot Numbers Clearly Posted on units.

Scheduled 2008 Open B.O.D. Meetings: (WHP Clubhouse 10am)
October 18 WHP Clubhouse 10am

Don't forget an ECC form when doing any additions or improvements to your units. Also please display ECC form in front window while work in progress.

WHP email : WHPCAMD@YAHOO.COM WHP website: www.whpca.org

Important Numbers:	Water Line Repair:	Serpe Imp.	443-497-3621
	Electrical Repair :	Curtis Electric	410-629-1616
	Cable:	Mediacom	1-800-239-8411

WHP Board of Directors :

Gerald Mathison	- President	Bunnie Jenkins	- Treasurer
Ed Landgraf	- 1st Vice President	Loretta Donaldson	- Secretary
Brad Basford	- 2nd Vice President	Ted Gawjewski	- Member
		Wilbur Goheen	- Member

Tom Southwell Park Manager

2020-2021

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To All Homeowners

The Board of Directors would like to open a discussion on the possibility of reducing some of the hours that the park utilizes security guards. Please keep in mind this is a discussion and no decisions have been made. One option would be to make no changes to the guard's hours. We are only exploring possibilities of reducing costs and this is one area that is being considered. Currently the park has security guards on duty from 3pm to 7am seven days per week. The remaining hours the office is open and the gate is controlled from inside the office. Costs to maintain current security guard coverage of 16 hours per day, seven days per week is somewhere in excess of 50 thousand dollars per year. Private security guards would almost double this cost. Reducing the hours to 3pm to 3am would save over 13 thousand dollars per year.

Options if the security guards' hours were reduced include:

Leave the gate open. This would allow open access to the park when the guard was not on duty. Many communities in the area leave their gates open during the day and close them at night to limit access to cardholders only.

Another option would be to close the gate and allow only residents with gate cards access. Homeowners who rent property would be responsible with providing gate passes to their renters at the same time the keys are issued.

Options for emergency vehicles to enter include providing gate passes to local fire companies or installing a "KNOX BOX" (A **Knox Box**, known officially as the **KNOX-BOX Rapid Entry System** is a small, wall-mounted safe that holds building keys for firefighters to retrieve in emergencies. Building managers may obtain a Knox Box, which the local Fire Company can open, and permanently mount it near the entrance to their building, placing a copy of the building's keys inside. Knox Boxes are an alternative to leaving keys on deposit at the local fire department where they might become obsolete or be misplaced at the time of a fire. In a district with extensive Knox Box use, firefighters need only carry the master key to the Knox Boxes in the area, instead of keys to individual buildings.) A keypad could also be added to the entry gate and the code given to emergency personnel. Emergency personnel have map books of their area of coverage and areas that have security gates are so noted and the code documented on the map.

Another option to allow the entrance of fire, police and ambulance is to set the gate to open to the "yelp" of an electronic siren. This is the sound emergency vehicles use when trying to get through traffic. This option is widely used in areas where there are a large number of gated communities. A 24-hour emergency phone number would also be provided for other emergencies. A security camera could also be added that would record the license plate of every car that passes through the gate.

On the reverse side of this letter is an article on the perception of security that you may find interesting. The Board would like your input on this matter.

HOA Security Perception by Richard Thompson

Personal security is such a vexing and elusive state of being. At one minute, life seems warm and fuzzy and the next, the end of the world seems to be crashing in. Homeowners associations are often called on to provide security for the community. Some provide controlled entry, armed patrols, video cameras and other high tech gadgetry. Others build fences and moats. All of this is costly. Does it really do the trick?

Security is mostly perception. And that perception works both sides of the street: resident's perception and intruder's perception. Both can perceive a secure environment but not necessarily at the same time. For example, a resident may feel secure because of a new video surveillance system. The intruder laughs because the whole system can be neutralized easily or has major gaps.

On the other hand, the association should be conscious of the security issue and make the buildings and grounds reasonably safe and secure. There are many relatively inexpensive things the association and the residents can do. Normal security measures rarely work for long because, as the saying goes, "Locks only keep your friends out". Residents are often the worst gap in security. They leave gates open, hand out keys and codes, and rarely question strangers even if they see them breaking into someone's car.

For this weak link, a Neighborhood Watch Committee is helpful. If resident security laxness is detected, individuals can be reminded personally or periodic reminders sent or posted about specific security issues. The Committee's job is to keep residents aware, not scared. Information distribution and meetings are particularly effective following a crime. The Committee can also host meetings with guest speakers like police, detectives and security companies. We all know what we should do. Reminders help keep us better security focused.

While cameras and guards seem like a good idea, bad guys rarely parade in plain view. It's better to have residents make repeated calls to local police requesting more frequent patrols. Police do count the calls in determining where they should place patrols. Another cheap and effective security measure is posting highly visible "24 HOUR SURVEILLANCE" signs. If the bad guys can read, a fair number of them are deterred. Fake video cameras in visible locations with red blinking lights also work. The fact that there is neither 24-hour surveillance nor real cameras doesn't inform the criminal of that. If you can deter 3 out of 5, you've just reduced crime by 60%. Security is mostly perception. While the association can pay for expensive guard services, the guards can't be everywhere at once. And you can buy expensive security cameras and recorders but who's going to monitor the equipment? And even if you catch someone on camera, the chances are slim you can identify them.

The association should provide a reasonable level of safety and security. Be sensible. Exterior lighting should be well placed and working. Gates and locks should be heavy duty. Landscaping should be trimmed to reduce cover and to allow light to disperse. Get the resident's security perception in alignment with the intruder's. Once both are on the same page, security becomes closer to reality.