

TO: Quail Run Board of Directors, Homeowners, and Residents
FROM: Safety & Security Task Force
DATE: Fall 2015
SUBJECT: SAFETY & SECURITY TASK FORCE RECOMMENDATION

Overview

The Safety & Security Task Force for Quail Run Homeowners Association was formed in May 2015 at the request of board president Mary Koehbrich. The purpose of the task force was to recommend a strategic plan that the Association's board could use to address issues and concerns about safety and security at the Quail Run development.

Strategic Approach

The task force identified and discussed various ways that criminal activity could be deterred and security strengthened at Quail Run. For this, the task force received information and advice from Officer Steven Chambers, Crime Prevention Specialist at the City of Eugene police department. No suggestion was discarded. Instead, all were included in the report, grouped into levels reflecting the degree to which each was complicated, impactful, or costly.

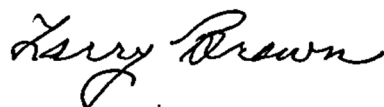
There are four groupings, or levels, in the plan. Level 1 is a group of ways that could strengthen security at no cost. Subsequent levels are suggestions that would be, from level to level, increasingly complicated. The strategy in this is that the board would implement recommendations at the lower levels first and then, as deemed necessary over time, implement more impactful measures at higher levels.

Board Action

This report is a planning tool that gives the board a platform for making decisions. In receiving it, the board is not obligating itself to implement any part of it. That being said, the Task Force urges the board to review the plan and use it to take action.

Thanks

My thanks to the Task Force members: Bob Baechtold, Steve Cooney, Stephen Melgar, Sharon Piper, Linda Rockey, and Matt Svoboda. They were open to each other's perspective and to new information, and they worked together with thoughtful consideration and common sense. Thanks, too, to board members and other homeowners who met in September to review the report and offered suggestions and feedback. I appreciated everyone's participation and help.



Larry Brown
Task Force Chairperson

SECURITY STRATEGIC PLAN

Overview

LEVEL 1	<p>Community Awareness</p> <ul style="list-style-type: none"> • Publish board statement about security and responsibility at Quail Run. • Provide general information about best ways to secure property and equipment. • Publish tips to Quail Run homeowners about securing property and equipment. <p>Neighborhood Watch</p> <ul style="list-style-type: none"> • Register with Eugene police department’s Neighborhood Watch program. <p>Administrative Procedures</p> <ul style="list-style-type: none"> • Establish protocols that board and staff use in responding to criminal activity. • Consider changes to passes identifying vehicles and to protocols for checking parking areas. • Publish reminders to homeowners about keeping homes, vehicles, and equipment secure.
LEVEL 2	<p>Gates</p> <ul style="list-style-type: none"> • Reduce hours that gates are open. <p>Signs</p> <ul style="list-style-type: none"> • Post Neighborhood Watch signs on fences and gates. • Install warning signs on east side and in parking areas. <p>Trees</p> <ul style="list-style-type: none"> • Prune lower branches of cedar trees on east side to reduce darkness. <p>Cameras</p> <ul style="list-style-type: none"> • Install fake cameras on the property.
LEVEL 3	<p>Gates</p> <ul style="list-style-type: none"> • Keep south street gate closed. • Install key pad at pedestrian gates to require code to exit. <p>Lights</p> <ul style="list-style-type: none"> • Install lights along top of east sound wall to reduce darkness. • Install lights in asphalt parking area to reduce darkness without creating light pollution. • Install lights in graveled parking area to reduce darkness without creating light pollution.
LEVEL 4	<p>Gates</p> <ul style="list-style-type: none"> • Keep gates closed all day and all night. <p>Cameras</p> <ul style="list-style-type: none"> • Install video surveillance system on perimeter and/or in parking areas. <p>Vegetation</p> <ul style="list-style-type: none"> • Plant vegetation along east wall as deterrent for criminal activity.

SECURITY STRATEGIC PLAN

Notes

LEVEL 1

Level 1 ideas are not restrictive and can be implemented at no cost.

Community Awareness

- Publish board statement to explain that, while the Association has responsibility for maintaining common property, responsibility for securing privately-owned property lies with the homeowner. Include caution that homeowners not assume they have security because the neighborhood is gated and houses are close to each other.
- Provide general information to homeowners about best ways to secure houses, vehicles, and equipment. Security information could be given in publications, such as ones provided by the Eugene police department, or given at homeowner meetings by a crime prevention specialist or security firm. For examples of the information available, go to [EPD Safety & Security Information](#) (*check menu choices on the left side of the webpage and Quick Links on the right side of some pages*).
- Publish specific tips, some shared by homeowners, about securing homes, vehicles, and equipment at Quail Run. Aim to inform homeowners about what works and what does not work. For example, chains and padlocks on hitches of trailers are not secure; trailer owners should consider using special hitch locks (for an example, see [Master Lock Universal Coupler Lock](#)).

Neighborhood Watch

- Register with Eugene police department's Neighborhood Watch program. The police department will notify the neighborhood of criminal activity in the area and send information about home security and personal safety on a regular basis. See information about this program at [Eugene Neighborhood Watch Program](#).

Administrative Procedures

- Establish protocols that board and staff use in responding to criminal activity.
- Review and, if advisable, change passes for identifying registered vehicles in Quail Run parking areas and protocols for checking those areas.
- Publish reminders to homeowners about safety and security at Quail Run. Create a system using newsletter and special mailings for this on a routine basis.

LEVEL 2

Level 2 ideas can feel slightly restrictive and/or require low/medium expenditures.

Gates

- Reduce hours that gates are open so that they open later in the morning and close earlier in the evening. Because this strategy would increase incidents of gates opening and closing, consider impact of this strategy on gate maintenance.

Signage

- Post Neighborhood Watch signs on fences, on or near gates, and at entrance and/or inside parking areas. One source for Neighborhood Watch signs is at [Neighborhood Watch Signs](#)
- Install high quality signage along east perimeter (inside fence along bike path) and at various points in parking areas to state that the property is private property and that trespassing is not allowed. According to EPD, there is no liability in posting signs that cameras are in place when in fact there are no cameras. Examples of language for signs are at [Security Signs](#).

Tree Maintenance

- Prune lower branches of cedar trees on east side (inside fence along bike path) to open space and lessen foliage that provides cover for criminal activity. Alternatively, do not prune lower branches because the additional open space could create a larger, more attractive canvas for graffiti artists.

Fake Cameras

- Strategically place fake cameras on the property. See [Fake Cameras](#) for examples.

LEVEL 3

Level 3 ideas are more restrictive and/or require medium/high expenditures.

Gates

- Keep south driveway gate closed so that visitors enter only through the north driveway gate. This would prevent entry for non-residents from the bike path and from Bardell Avenue.
- Install key pad at pedestrian gates to require code to exit.

Lights

- Install lighting along the top of the sound wall on east side (along bike path) to reduce cover of darkness.
- Install lights on perimeter of asphalt parking area to reduce the cover of darkness without creating light pollution. For a pilot project, consider less expensive solar outdoor lights. One place to see solar light options is [Solar Lights](#).
- Install lighting inside graveled parking area to reduce cover of darkness without creating light pollution.

LEVEL 4

Level 4 ideas are highly restrictive and/or aim to identify criminals.

Gates

- Keep gates closed all day and night.

Cameras

- Install video surveillance in parking areas to deter crime and to identify criminals. Examples of outdoor security cameras are at [Security Cameras](#).
- Install video surveillance system on east and south sides of development to deter crime and to identify criminals.

Vegetation

- Plant vegetation along east wall to deter criminal activity.

Other

The task force considered the suggestions listed below but did not include them in the plan.

Gates

- Change driveway gates to require using gate controller to exit.
- Install second set of gates requiring access codes to entries of graveled overflow parking area. As an alternative, seal one entry to graveled overflow parking area and permit entry through gate at only the other end.

Security Personnel

- Contract for services with a security patrol company.
- Employ a security guard at Quail Run entry or entries.