

Lyle Ridge HOA Members,

I hope this update finds everyone well as we move into the Holiday season and 2018.

This update comes a little early to discuss some changes concerning our Gate and to reemphasize gate security procedures due to the Holiday Season rapidly approaching.

Gate: First, I want to thank Wayne Abbott for his support to our community by volunteering literally hundreds of hours to ensure our gate to this community is continually serviced and in a proper working order. His time has saved our community Thousands of dollars, and I make this statement without exaggeration. Unfortunately, this will be my final public praise for Wayne because he has handed the "Gate Keeper" Keys off to myself and Vice President Ron Livingston. For all future gate requests please direct them to myself at robertcoughlin87@yahoo.com, lyleridgehoa@gmail.com, or text/phone me at 360-630-0488. This is your point of contact for everything to do with the gate, (opener, scheduled opening, malfunction etc).

Neighborhood security. I would like to remind all members that a year ago around this same time the members expressed concerns about the gate being open all day, thereby increasing the possibility of non-members having access to our community, and your front porch, exposing your holiday delivery from Amazon to theft. If I remember correctly, the desire to increase the security was a direct result of missing packages that were recorded as delivered. I hate to be the bearer of bad news, but I have been informed of three incidents of missing packages this season. The only explanation for the missing packages that I can think of could be a mistake and never shipped, a delivery to the wrong house, the package was lost, or theft. Not much we can do about the first 3, but we certainly can do more to prevent theft. The way we can do better at preventing theft in our community is to ensure the people who have access to our community are only those we know and trust. Unfortunately, we can never totally eliminate crime, but if we follow some basic security rules as it pertains to access in our community, our combined efforts will make it more difficult to occur.

How do we do this? We reduce the likelihood of untrusted people entering our community by limiting access to only those people who we know and trust. Access can only be provided by members in 4 ways, so please only provide this access to those you know and trust.

(1) Personal Identification Number (PIN): Every member has been assigned a PIN to enter the gate. Every time this PIN is used to enter the gate the date/time information is recorded in the gate data base. This provides an added layer of security for all members by recording entry data that may be used to help correlate access to the time of an event of interest. The PIN should only be used by the Member and/or those who the member knows well and trusts. The pizza delivery man does not meet the level required to obtain a member's PIN to gain entrance (Pizza delivery man instructions are in the paragraph labeled Gate Call Entrance). PINs are also issued to companies that make repeated deliveries (i.e. Garbage, propane, Fedex, UPS, Water delivery, or your personal home cleaning service. landscaping and lawn care, etc.). These companies all have a PIN that they use only for their company. If you have a company that provides a service to you on a frequent and recurring basis, all I need is the company name, phone number and address and I will assign that company their own PIN (e-mail, phone or text me at robertcoughlin87@yahoo.com, or 360-630-0488). The bottom line is if you have given your PIN to anyone who you don't personally know and trust, please contact me so I can assign a new PIN, just like you would do if your PIN for your home security system was compromised.

(2) Gate Call Entrance: This procedure is used to let those people enter our development who you do not personally know, but you have arranged their visit. Examples would be the Pizza Delivery Person, a Plumbing Repairman, a Locksmith etc. How do you do this? Tell the person that is coming to see you that you live in a gated community, and they will need to follow the instructions that are posted on the gate control panel gain access. They will follow the directions to call your home from the panel, you can talk to them and they can talk to you (your caller ID will say Lyle Ridge). When you verify this person is the one you are expecting, dial "9" on your phone and the gate will open and the call will end.

(3) Garage Door Opener Gate Controller: This is an added feature provided to our members for convenience, and a Gate Opener can be purchased by e-mail, text or phone message to (robertcoughlin87@yahoo.com, or 360-630-0488).

(4) Scheduled Gate Opening: The gate can be scheduled to be open for a specific date and time. This is normally done for Halloween to allow trick-or-treaters access, and can also be scheduled for an event like a birthday party where many people will be arriving and ringing everyone in would be an inconvenience. To schedule a gate opening, please e-mail, phone or text me (robertcoughlin87@yahoo.com, 360-630-0488).

The gate operating instructions are contained in a document on our website at [www.lyleridgehoa.com](http://www.lyleridgehoa.com) under the Forms Tab or here: [https://docs.wixstatic.com/.../675030\\_5849e7230af449d1b8f74d7...](https://docs.wixstatic.com/.../675030_5849e7230af449d1b8f74d7...). This document also includes information about how to open the gate if there is a power outage or malfunction. I recommend you read it, and maybe print it out and put it in your glove box, or even copy this link to your smart phone.

Update to Action Items Brought up at the 2017 annual meeting

Gate: Members express concern with Solicitation through the gate paging system and recommended placing a sign at the gate to attempt to prevent this. The sign is on the gate and haven't heard any more complaints.

Additionally, I am aware of the light being out at the gate, I have replaced the broken light and the new one is now not working. I will continue to make this work, but we may have to investigate a more permanent solution.

Entrance Parking: A member has observed people parking on the side of the road in our entrance waiting for children to arrive home from school. It was believed that this parking was resulting in road damage and incurring additional costs to the HOA. They recommended large rocks be placed on the side of the entrance in the gravel areas to prevent parking. Rocks have been placed and have witnessed cars now parking along the road...recommendation worked! Thanks Jack Durbin!!

Members Pets: Members have complained again of other members pets negatively impacting their right to enjoy the Lyle Ridge Community. There are members who own cats that are outside pets. I want those members to realize that if you have a pet that is allowed to roam freely outside and negatively impacts other members, those members are in their rights to contact animal control to eliminate the negative effect. I have asked that all members please try to find the owners of those pets and discuss to find a solution before calling animal control. If you have an animal that roams, please understand the seriousness of this. Additionally, there was a report of dogs being kept outside and barking. A letter was drafted by the Board and delivered, and it appears that the dog barking has ceased.

Snow Removal:

Pioneer notified us after the annual meeting that they would no longer be servicing residential areas for snow removal. As a result, I went back out looking for other potential services and based on the company's ability to effectively execute and cost the Board contracted 3 Men and a Mower. I want to disclose that 3 Men and a Mower also have my lawn contract and have been doing so for a year prior to this decision. I am happy to provide anyone who would like to see all my statements for my personal lawn care to ensure 100% transparency in this matter.

HOA Dues (\$400.00) are due December 31st 2017. Please make your checks payable to Lyle Ridge HOA and can be mailed to: PO Box 2506, Oak Harbor, WA. 98277.

In addition to handling the administrative duties the Board positions require, we would like to remain engaged with all of you to ensure we are working on the things that are most important to all of us. Our efforts to accomplish this will be through a quarterly board update that we will post on our website. This update will include action items from the previous meeting/s and any other items that the board has taken on itself to accomplish. If there are ever any specific questions to any of these

items that we are working on or any that we are not, please feel free to e-mail or phone me at robertcoughlin87@yahoo.com , or my cell 360-630-0488.

Very respectfully,  
Rob Coughlin, HOA President

Lyle Ridge HOA Board Members  
Robert Coughlin, HOA President  
Ron Livingston, HOA Vice President  
Mary Jane Forbes, HOA Secretary/Treasurer