Q: "*Why can't we gate LCPOA?"*

A: This controversial subject was well vetted back in 2005 when some members of our community took on the task of gating. Almost everyone agrees conceptually that a gate would be beneficial but when but when it came to actual implementation there were many obstacles that made the project nearly impossible from a practical, logical, or financial standpoint and the proposal died in a narrow vote.

Here is a list of the obstacles:

1. No place to put it! La Cresta Property Owners Association does not own any property. Meaning it would have to be located on one of our members properties and this would be most unlikely.
2. Even if we had a gate at the main entrance, what about the numerous other entrances into La Cresta? The cost of gating multiple entrances would be cost prohibitive.
3. We have an agreement with the other POA's that we can never restrict their members entry This would be challenging since they would also expect unfettered entry of friends and relatives and could even insist on having open entry for parties or special events.
4. What about vendors for the other POA's? Pools service, pest control, landscape companies, etc….at some point the gate would not be affective if too many people cannot be restricted.
5. According to county we are not allowed to restrict access to our roads although this is subject to debate, also we are told we cannot restrict access to the Cleveland Forest.

Q: "*Does La Cresta Property Owners Association own its roads?"*

A: No, La Cresta owns no property at this time and some believe our CC&R's will not allow us to do so however this is subject to interpretation and debate. The roads are actually owned by our members whose respective property lines usually extend to the middle of the roads bordering their properties. LC does however have an easement on Avenida La Cresta of 100' and 60' on the other roads within our boundaries.

Q: "*Why did we vacate our roads?"*

A: This was part of the process of gating and the Riverside County Board of supervisors voted to vacate our roads in 2005. What this means is they have removed our 26 miles of roads from their grid but according to the road department they said we still could not restrict public access to our roads. This too is subject to debate and according to at least one legal opinion we CAN restrict public use of our roads.

Q: *Why doesn't the county maintain our roads?"*

A: The county never did and likely never will maintain our roads as they were built by private developers and most do not meet county specifications. There is a common misconception that when we vacated, we gave up county maintenance, but this is not true, we were already maintaining our roads which is the main reason the POA was incorporated in the first place back in 1969.

LA CRESTA
Property Owners Association

Q: *Does the sheriff and CHP have jurisdiction on our roads?"*

A: Yes, RSD and CHP have responsibility for our community and vacated roads have no effect on this understanding. We do however experience slow response times when called and only occasional patrols due to our low crime rate when compared to other communities.

The following are arguments for and against the proposal:

Argument for the gate:

1. Increased property values
2. Greater safety for residents
3. Potential revenue source
4. Reduced wear and tear on our privately maintained roads, better defense against party venues
5. Potential liability protection as vendors could be required to sign a disclaimer upon entry.

Rebuttal to pro gate argument:

1. No guarantee of increased property values and in fact could go down given added POA fees.
2. Since we cannot restrict entry by other non La Cresta residents not sure how affective the gate would actually be. Also, there are several other entrances that are not addressed by this proposal.
3. We cannot charge fee's to any resident, guest or vendor who wants to pass through LC en route to the forest or other POA's…how would we segregate who pays and who doesn't?
4. Same rebuttal as #2
5. Same rebuttal as #2

Argument against gate:

1. In order to make this proposal effective we would need to also gate and staff Tenaja Road which is County owned and not likely to be privatized.
2. The main entrance area is outside of La Cresta on a county-maintained section of road and not likely to be available for this project, furthermore there is no other safe alternative location on ALC within our boundaries.
3. The proposed cost in 2007 was $950,000 and $200,000 annual cost of maintenance and staffing without considering additional locations, how could this ever be a revenue stream?

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Rebuttal to argument against gate by Fletcher Satterwhite:

Some info and clarification-- This issue--at the time-- was faced with the "myopic" view of many property owners who like looking at an iceberg, could only see the very top of it. In reality it was driven by the concern that it "would cost them MONEY--out of their jeans!

This was the foundation of those opposed and as a result they amplified ALL the objections they could muster in opposition to the project. The issue of cost drove much of the responses.

For the record most, if not all were anti-gate issues were studied and addressed at the time.

1 At that time, the trails were very interested in making a gate work. The proposed location of the gate was NOT on a member of the LCPOA's property OR on easements in our Association. The sight lines prevented that

#2 It was not the goal to make it like "Fort Knox" Someone with a 4 wheel drive could easily get in. With the technologies available at that time, a gate on Via Volcano with remote access/control and communication capability ---would be used in allowing residents required access as well as access to the Forest Road. Current technology would further simplify administration and staffing.

#3 RESTRICTING ENTRY of other POA's was never an option. WE had no intention of restricting but we had a planned effort to CONTROL. The need to have unfettered entry was not an issue we simply wanted to be able to control our roads not PREVENT use of them.

#4 Thru the features of a properly constructed gate AND the introduction of transponders AND the necessary "back office computer administration" would allow users of our roads for controlled access to pay modest amounts to use our roads.. If vendors are regularly using our roads to produce a profit for their company, then it follows that they should help pay for the maintenance of our roads that is firmly placed on the backs of our P/O's. Cement --and trash trucks--are the biggest contributors for the destruction of our roads and what do they pay, ZERO. Service people who do not have a transponder would have to stop and pay a modest fee for access. The details of this feature would be conducted with the correct algorithms and computer resources that would assure manageability compliance. And revenue collection, PLUS a carefully administered dissemination of information to ALL planned--and currant users--of our roads and the pertinent "rules of use"

The pro gate promotional brochure on the next page is from 2007

A FEW REASONS FOR GATING
LA CRESTA



1. The safety and comfort of knowing our non-resident community travelers are monitored.
2. A beautiful welcome and show of community pride.
3. Deter burglaries and vandalism on finished homes and construction sites.
4. Increased property values
5. A potential revenue source that will support the gate operation costs.
6. Avoid potential property damage and lawsuits from unauthorized road users. (Require disclaimer and hold harmless assurances from bicycle riders prior to entry)
7. Create a category of fees that the community can assess those services that are most responsible for the deterioration of our road system.

We are all in agreement that the current situation regarding the appearance of the entry is unacceptable. Additionally, the lack of safety in our area is causing alarm among residents. The homes currently being built in our community are almost all over $1 million. This is a very desirable community to live in. Where else can you find the amenities that we all enjoy. This is one of the primary reasons that people are relocating from expensive communities along the coast as well as other parts of the country, and moving to La Cresta.

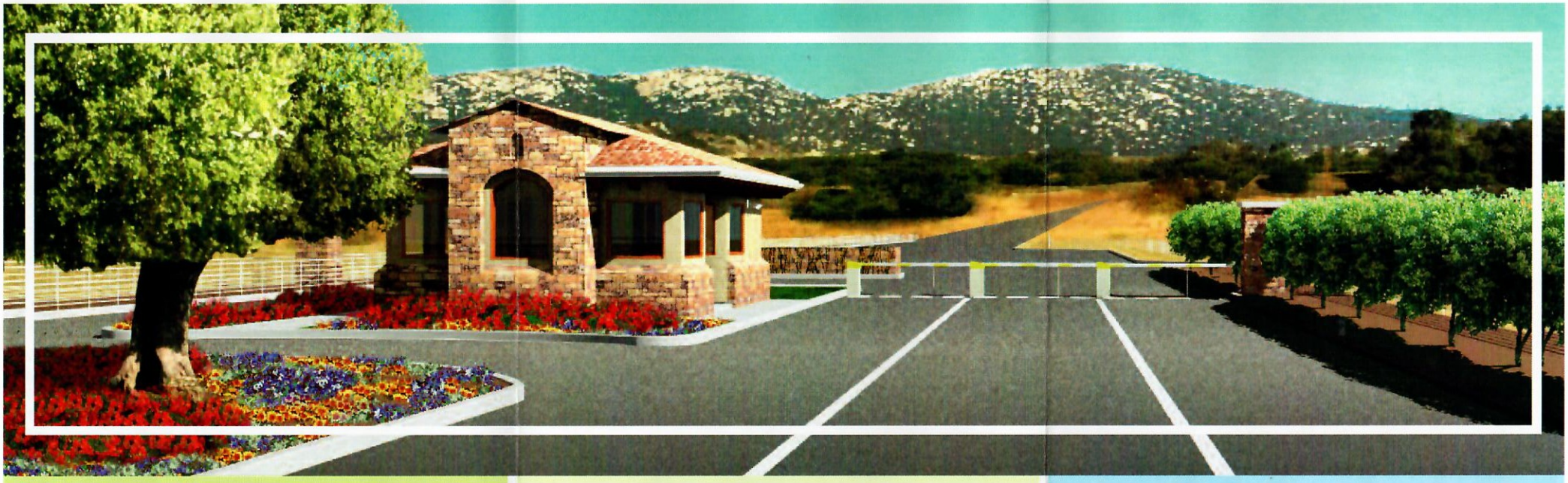
In such a beautiful area with such beautiful homes, many in the multi million dollar range, you would surely expect to find a beautiful entrance and gated entry. We all want to feel secure as well as see our property appreciate in value. A beautiful gated entry will provide both for our residents. Studies show increases in value for homes within gated communities going from 10% up to 25% versus non gated.

The gating issue has been on hold for too long. We are now in the final stages and are moving forward. Please join us in voting for the gate and the one time assessment to fund it.

Dick Harris
Bob Bertorello
Craig Thralls
And many others working behind the scenes



IMAGINE THE POSSIBILITIES



In September we will be given the chance to vote on several critical issues facing our beautiful community. **Residents will be asked to vote for or against the gating of our community. We will also be asked to approve a one time special assessment not to exceed $150.00 per acre to fund the building of the gate.** This assessment will provide us with the funds to cover all of the costs of "hump removal", relocation of utility lines within the hump, building and outfitting the gate house and gate, landscaping the entrance leading to the gate house and paving.

Judging from the response we are receiving from residents, there is tremendous interest in gating the community.

There is a considerable amount of work being done currently to secure the "hump location". There is a lot of positive reinforcement coming from both communities and it is our feeling that we will be successful as the legalities are settled within the next several months.

This special assessment will not occur if we are unable to secure the location from the Trails. However, we feel sure that we will have this settled soon and then be able to finally build a beautiful entrance and Gate house that such a wonderful community such as ours warrants and deserves.

Within this brochure, you will see the rendition that we are currently working on. It gives you an indication of the possibilities we are proposing. The work contained in this brochure is a result of many months of work by concerned residents of our community, devoting their time and resources for the benefit of all who live here or aspire to live in La Cresta.

FACTS & FIGURES REGARDING THE GATE

COST TO BUILD:

As it currently stands, the estimated cost of the gating project including grading, permits, landscaping, paving, utilities, septic, cameras and construction and outfitting of the Gate House is approximately $950,000.00.

COST TO OPERATE:

Based on current costs from professional providers of guard services for gated communities, the cost to staff and maintain the gate is estimated at $200,000.00/yr. This includes water, electricity, telephone DSL, information technology and maintenance, in addition to staffing. This cost breaks down as follows:

$2.82/acre per month or
$14.10/5 acre parcel per month or
$169.20/year

This figure might change as we get into operation based on the need for more or less personnel. The guard station will be staffed 24/7. Based on current traffic studies we anticipate 2 attendants during daytime hours, one on swing, and one on graveyard 5 days per week as well as one per shift on weekends.

OFFSETTING COSTS:

Once the gate is operational, we could initiate a fee schedule for people servicing our community. The exact fee categories would need to be determined. Other fees would be generated from issuance of transponders and decals. This is also under study to determine which is best for residents. Should we be successful in coming up with an equitable fee schedule, we believe that most if not all of the cost of operating and maintaining the gate would be covered. Some homeowner insurance companies offer a 5% discount for guard gated communities.