MERCERTRIGIANI

SECURITY IMPROVEMENTS

A variety of improvements may be available to common interest community associations to address safety and security concerns within their communities. While no single measure can prevent all criminal activity, certain improvements may help discourage suspicious activity, improve visibility and manage access to common area and association facilities. Before undertaking security improvements, governing documents and applicable statutes should be reviewed to determine whether the proposed measures are within association authority.

COMMON IMPROVEMENTS

Security Cameras. Cameras are generally intended to provide recordings that may assist law enforcement in investigating and prosecuting criminal activity rather than providing continuous monitoring or preventing criminal conduct. Owners and residents should be advised through proper signage that cameras do not guarantee safety or security and are not a substitute for contacting local law enforcement.

Lighting. Adequate lighting, particularly around building entrances, parking facilities, walkways and other areas may increase visibility and help discourage criminal or suspicious activity. Existing lighting fixtures may be repaired, replaced or adjusted to address identified concerns. If cameras are installed, adequate lighting may also improve the quality of recorded footage.

Landscaping. Trees, shrubs and other vegetation may obstruct visibility around building entrances, walkways, parking facilities and other common areas. Overgrown vegetation may also create concealed areas or interfere with existing lighting and cameras. Regular trimming and maintenance of landscaping may help improve visibility and reduce opportunities for concealment.

Access Controls. Existing locks and access systems should be regularly inspected and maintained to ensure they are functioning properly. Managing access to buildings, common area and other association facilities may include replacing outdated locks, installing electronic access systems or restricting access to certain areas through door locks gates or other controlled entry points. Consideration should also be given to procedures for issuing, replacing and deactivating keys, access cards and entry codes, particularly when residents move or credentials are lost or stolen. Updating access permissions are fundamental to effective security.

COSTS & MAINTENANCE

Consideration should be given to costs associated with these improvements. Physical improvements will likely require ongoing expenditures for maintenance, repair and replacement, as well as potential increased energy consumption. Additional costs may include recurring fees associated with access control systems, monitoring services, software and other professional services.

Association finances should be evaluated to determine whether sufficient funds are available to implement and sustain proposed measures. Boards should avoid implementing security measures that cannot be adequately maintained or supported long-term.