## 1. Parking Issues — Fine Policy, Towing, Method of Enforcement

**Current Concern:**
High resident frustration with inconsistent enforcement and lack of clarity in parking rules.

**Recommended Actions:**

- **Policy Review:** Evaluate current parking policy for consistency and clear homeowner communication.

- **Tiered Enforcement:** Implement a progressive system — 1) warning, 2) fine, 3) towing for repeat or severe violations.

- **Appeal Process:** Establish a defined method for residents to contest citations.

- **Communication:** Increase signage and periodic reminders before high-traffic events or holidays.

**Technology Options:**

- **Digital Permit Systems:** Platforms such as ParqEx, CommunityBoss, or Parking. Boss use license-plate recognition and app-based permits to manage guest and resident parking.

- **Automated Alerts:** Systems can issue text/email notifications before fines or towing to promote voluntary compliance.

**Proven Outcomes (Case Studies):**

- ParqEx¿Reduced administrative workload and improved parking compliance in multiple HOAs.

- CommunityBoss¿Demonstrated lower repeat violations and more consistent enforcement using QR and virtual permit tools.

**Result:**
Fair, transparent, and data-driven parking enforcement that reduces disputes and increases compliance.

**2. Harpers Trace Gate & Entry — Manned or Unmanned**

**Current Concern:**
Manual gate operations cause delays, inconsistent access control, and high staffing costs.

**Recommended Actions:**

- Conduct a cost-benefit analysis comparing manned vs. automated systems.

- Implement a hybrid model — manned during peak hours, automated during low-traffic times. If the virtual gate attendant is successful look into implementing this full time to reduce cost to homeowners.

- Standardize gate access methods for residents, guests, and vendors.

- Ensure gate motors, cameras, and components match community size and use level.

**Technology:**

- **Virtual Guard System:** Remote-access monitoring with license plate recognition (LPR) and live two-way communication (e.g., Envera.Systems).

- **Digital Entry Tools:** QR codes, temporary guest passes, and mobile access apps (e.g., GateSentry, GoAccess, VisitForm).

- **Call Box Integration:** Visitors enter a code or select a resident; system rings the resident's phone for access approval.

- **Solar-Powered Backup:** Prevents gate downtime during power outages.

**Proven Outcomes:**

- Envera.Systems.- .Flower.Mound?TX¿Transitioned from manual guards to virtual gate system; reduced costs and improved entry efficiency.

- GoAccess¿Digital guest passes and LPR reduced congestion and manual verification delays.

**Results:**

- Streamlined traffic flow at entrances.

- Lower operating costs through reduced manned hours.

- Enhanced security tracking with digital logs.

- Increased resident convenience and faster guest access.

**3. Speeding — Harpers Way, Preserve Way, Harpers Trace**

**Current Concern:**
Speed study confirmed excessive vehicle speeds, with highest incidents occurring around 2:30 a.m., indicating potential impaired driving and safety risks for residents.

**Recommended Actions:**

- Submit official request to **Montgomery County Sheriff's Office** for periodic nighttime traffic enforcement.

- Install **radar feedback signs** at documented high-speed zones to provide real-time driver awareness.

- Evaluate placement of **stop signs or speed cushions** in problem areas based on traffic data.

- Add **security camera coverage** or license plate readers at key intersections to document recurring offenders.

**Technology:**

- **Radar Feedback Signs:** Provide live speed display and data collection for enforcement purposes (UrbanSDK).

- **License Plate Recognition (LPR) Cameras:** Identify vehicles with repeated high-speed incidents.

- **Traffic Data Integration:** Use AI-driven dashboards to track ongoing speed trends and evaluate effectiveness of interventions.

**Proven Outcomes:**

- UrbanSDK¿Radar feedback systems reduced speeds by several mph and supported county enforcement efforts.

- Harris.County.Program¿Implemented combined signage and enforcement partnership resulting in measurable traffic calming.

**Results:**

- Documented reduction in nighttime speeding and unsafe driving.

- Increased enforcement presence during high-risk hours.

- Enhanced safety for residents and lower liability for the HOA.

**4. Pool Issues — Swim at Your Own Risk, Enhancements**

**Current Concern:**
Pool operations are limited by lifeguard availability during the school year, restricting resident access and pool hours. Safety monitoring and amenity use are impacted by staffing constraints.

**Recommended Actions:**

- Evaluate **hybrid model**: lifeguards during high-traffic hours; "Swim at Your Own Risk" during monitored low-traffic times.

- Extend pool hours in early morning and evening using technology-based safety systems.

- Maintain and regularly inspect safety signage, cameras, and emergency equipment.

- Add enhancements such as shade structures, improved seating, and smart lighting.

**Technology:**

- **AI Pool Monitoring Systems** (e.g., AngelEye, PoolEye): Detect unsafe behavior or potential drowning and send real-time alerts.

- **Integrated Security Cameras:** Connect to HOA management for continuous oversight during unstaffed periods.

- **Smart Lighting:** Extend visibility and usability while conserving energy.

**Proven Outcomes:**

- AI_assisted.pool.monitoring has reduced emergency response time and maintained safety standards in communities with partial lifeguard coverage.

- Hybrid.staffing.models in other HOAs improved accessibility and reduced seasonal service interruptions.

**Results:**

- Expanded pool access hours beyond lifeguard schedule.

- Continuous safety monitoring during unstaffed periods.

- Improved amenity value and resident satisfaction without major cost increases.

**5. Front Yard Maintenance — Landscaper, Keep, Eliminate, Alter**

**Current Concern:**
Uniform landscaping enhances curb appeal but creates high maintenance costs and limits homeowner flexibility. Inefficiencies in reporting issues or monitoring vendor performance can further reduce service quality. Maintaining a well-kept landscape is critical—not only for aesthetics but also for preserving and enhancing the overall value of our community.

**Recommended Actions:**

- **Review Current Contract:** Conduct a full evaluation of landscaping contracts for cost efficiency, service quality, and vendor performance.

- **Form a Landscape Committee:** Oversee maintenance standards, gather homeowner feedback, and manage improvement projects.

- **Tiered Customization Options:** Allow homeowners to select a tiered approach for lawn maintenance. Keeping the value of our community with the esthetics of our front yards is still paramount but gives homeowners more flexibility in maintaining their front yards.

- **Enhance Transparency:** Communicate project schedules, costs, and updates through HOA portals or community newsletters.

**Technology Solutions:**

- **Mobile Resident Portal/App:** Enable homeowners to submit service requests with photos in real time.

- **Smart Irrigation Systems:** Use weather-based sensors to reduce water usage and costs.

- **Vendor Performance Tracking:** Track maintenance completion times and resident satisfaction via HOA software.

**Proven Outcomes:**

- Communities with tiered landscape programs report higher homeowner satisfaction and reduced costs through better vendor accountability.

- Smart irrigation and digital reporting tools result in measurable water savings and more efficient maintenance.

**Results:**

- Enhanced curb appeal and consistent service quality while controlling costs.

- Increased homeowner input through the Landscape Committee and digital reporting.

- Transparent, data-driven maintenance decisions that protect and enhance property values, ensuring the community remains a desirable place to live.