

***Case History***  
***Lake Sherwood Acres'***  
***Review of Gating Options***



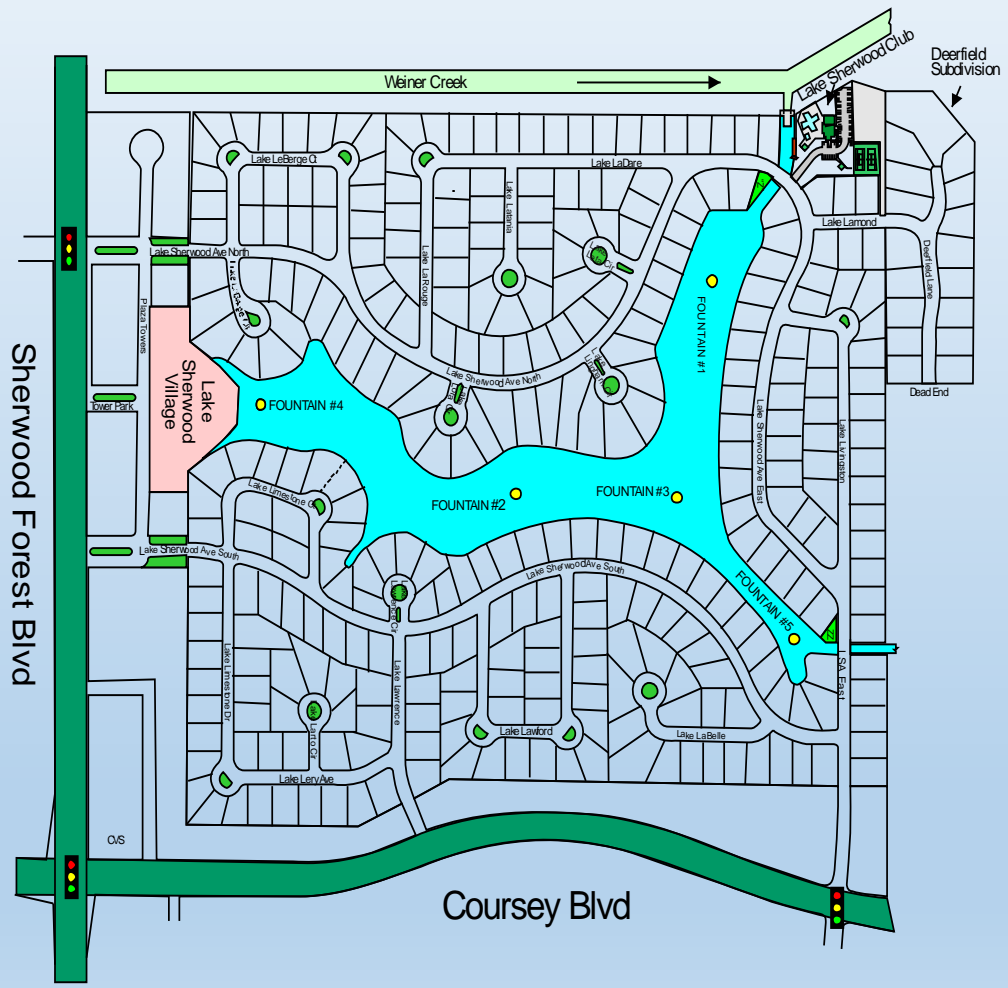
*Don Frattini*  
*Scott Shean*

## *Lake Sherwood Acres*

- *Established 1974*
- *Deed Restricted Subdivision*
- *313 Lots*
- *Lake, Clubhouse, Pool, Tennis*
- *Active volunteer HOA*



# Lake Sherwood Acres



## ***Background***

- *Crime is not much of a problem, with unlocked vehicle entry being the single biggest issue*
- *Traffic, however, is a problem. Lake Sherwood suffers from being a natural cut-through for motorists trying to avoid the intersection of Sherwood Forest and Coursey*
- *Among some of our residents, the idea of “gating” is a solution for every security and traffic problem*



# Lake Sherwood Acres



# Classic “Fully” Gated Considerations

FGBRCA  
PRESENTATION  
April 9, 2015

## 1. Cost

- *Infrastructure*
  - *Roads and drainage maintenance become the responsibility of the subdivision*
- *Gates and Operation*
  - *Initial*
  - *Maintenance and reliability would be important and costly issues*
  - *Staffing cost for access by visitors, deliveries, emergency vehicles, etc.*
  - *Liabilities and insurance costs because of the presence of the gates*

## 2. Closure of a dedicated public road

- *Approval by Metro Council would be a long and very difficult process, especially with the emphasis by the “Future BR Plan” on connectivity between neighborhoods.*
- *Legal Challenges to closing a public road*

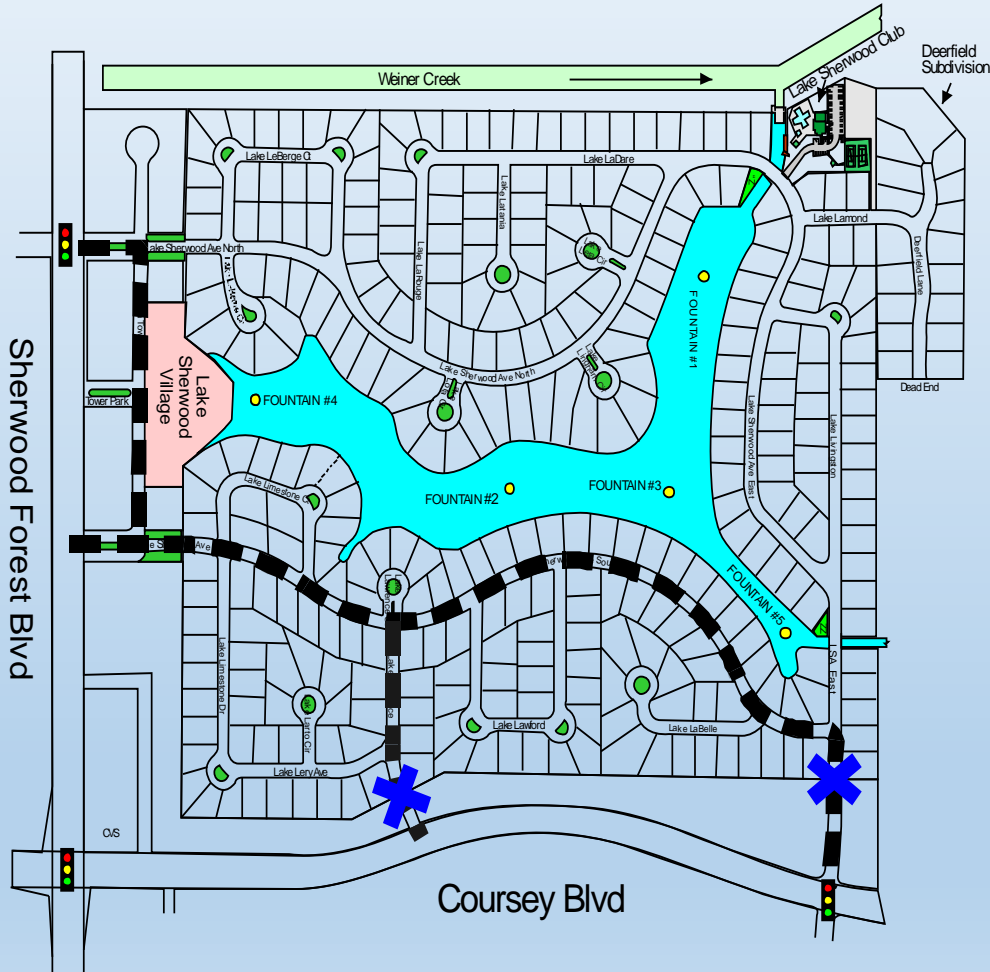
## 3. Resident approval

- *needed for a change in the General Plan of Development would be in the 75%-100% range=> very, very difficult*

## *Partial Gating-An Alternative?*



# Lake Sherwood Acres





## ***Partial Gating Differences***

### **1. Cost**

- *Avoid taking over the road and drainage maintenance costs*
- *Reduce gate cost, eliminate staffing and gate liability (no problems with visitor entry, deliveries, emergency vehicles, etc.)*

### **2. Road Closure is still an issue**

- *Approval by Metro Council might be easier*
- *Legal Challenges to closing a public road would remain*

### **3. Resident approval simplified**

## ***Conclusion***

- *Considerable time, effort, and cost to proceed with either option*
- *Questionable whether benefits would outweigh operating and maintenance problems*
- *Likelihood of unwinnable legal challenges*

*Therefore, it was not a desirable solution for Lake Sherwood*