

EVE HOA January 2022 Front Gate Report

I am pleased to report there have been no complaints regarding malfunctions at the front gate during the last 6 months. All matters brought to my attention have been addressed. In addition, there have been several recent improvements:

- A key switch specifically for the fire department is now on the control panel. They will not need to use the emergency gate code 0911, which will eventually be deactivated. The sheriff's office has elected to use a different, easy to remember code, other than 0911.
- Protective covers are now on the new photocell units in order to prevent snow being plastered over them in high wind, which in the past has blinded them causing the gate to stay open all the time.
- The new underground conduit between the shed and control panel now has all the wiring needed to complete a switchover from a CenturyLink telephone line to CenturyLink internet line. This is strongly recommended by the electronics manufacturer, Doorking.

Issues pending:

- The entry gate drive does not automatically open during a power failure due to a faulty circuit board within the drive unit. A replacement was ordered.
- The original photocell pair is not working due to a severed wire within an underground conduit between it and the entry drive unit. I'm hoping to have conduit and cable replaced by HOA volunteers, so as to avoid costly contractor labor. Task will commence when ground is not frozen.
- One of the front tower lights appears dim right after each rain/snow. This suggests a break in the insulation of the light's power cord, which is within an underground conduit. If problem gets any worse, a major repair will be required, possibly replacing both power cord and conduit.
- Will start looking for an inexpensive way to replace the glass panels of the four light towers with more resilient material. At least one glass panel is broken and we have no more replacements.

Mark Jurik
Access and Safety Committee