

LETTERS

GATED COMMUNITIES

The article in the September/October issue on gated communities was excellent. I think you just scratched the surface, however, of a larger issue that reared its ugly head several years ago: the sociological and psychological impact of gated communities on society.

In his book *Privatopia*, Evan McKenzie alleges that community associations—specifically gated communities—are creating enclaves that will end civilization as we know it. While you have done an excellent job dealing with the “mechanics” of gated communities, I challenge *Common Ground* to produce an in-depth article on the emotional, societal, and anthropological changes gated communities are creating, and what community association professionals and homeowners should understand about this lifestyle.

DAVID W. GIBBONS, PCAM
Quadrant, Inc.
N. Myrtle Beach, South Carolina

Excellent idea! We hope to pursue this topic in 1997. —Editor

CRIME PREVENTION

I read Brian Erickson's article on neighborhood security in the September/October *Common Ground* with great interest. Brian has been my guru for a few years now and I've always found his advice to be on the mark.

The association I manage, the Encino Park Homeowners Association, uses every program that Brian recommends, as well as a few others. These additional programs include:

Anti-Victim Classes. These classes teach female and senior residents how

to recognize and avoid potentially dangerous situations, and how to extricate themselves if threatened. We have hired a female expert and used

our local police crime prevention unit to teach the classes.

Enhanced Streetlights. We surveyed our neighborhood to determine where additional streetlights were required, then worked with our city engineers to add streetlights.

Photo ID Fingerprint Cards for Children.

The association works with a local children's search and protection group to produce a low-cost (50 cent) ID and fingerprint card. The cards are also used to access our community pool.

Speed Control. We worked with our city councilman, city traffic engineers, and local police to contain the speeding in our neighborhood. The councilman assisted in getting our neighborhood on the city's list for speed humps; the police, at the urging of the board, have adopted a “no-warning” approach to speeding and unsafe driving practices. Any violation, no matter how small, results in a ticket. The traffic control engineers, meanwhile, will install flashing lights to control school crossing zones. Our newsletter continually reminds residents of the consequences of speeding or reckless driving.

Brian's message was clearly to layer your anti-crime effort with as many programs as possible. We in Encino Park are strong believers.

PAUL MILLER
Manager
Encino Park HOA
San Antonio, Texas



FCC RULES

The article on the FCC's antenna rule (September/October *Common Ground*) could be interpreted to mean that all homeowner associations would be regulated by the rules adopted on August 6. Yet according to the comments from the FCC and the language of Section 207, the regulations only apply to property exclusively used or controlled by the antenna user, and where the antenna user directly or indirectly owns the property in question. Since most homeowner associations do not permit exclusive use and control over the exterior components of dwelling units or lots, most associations are not affected by the rules to date. In fact, the FCC made it clear that it would deal with the issue of areas that were not under exclusive control at a later time. Therefore, I believe that most homeowner associations still have the right to enforce restrictions pertaining to any antenna or satellite dish.

STEVEN R. HEUBERGER
Villa Management Ltd.
Libertyville, Illinois

Lara Howley, of CAI's Public Affairs Department, writes the following response:

The main issue is whether an individual owner would be installing telecommunications equipment on individually-owned, exclusive-use, or common property. If the owner installs equipment on individually-owned or exclusive-use property, the rule preempts some association restrictions relating to installation of equipment. Association restrictions that prevent, unreasonably delay, or unreasonably increase the cost of this installation are preempted, as well as association restrictions that preclude an acceptable quality signal. Other association rules are still effective. If an individual wants to install any of this equipment on common property, then this FCC rule does not apply. (The FCC asked for additional comments regarding