

SECURITY UPDATE

UPDATED WITH ZOOM COMMENTS IN BLUE

EDUCATE RESIDENTS

The Mahanalua Nui HOA's scope is limited to the common areas, which means we have no way of ensuring effective security and safety within homes. A good way to do this is to educate residents on safety protocols.

Schedule a meeting to orient homeowners on the proper security procedures. This includes safety measures such as:

- Installing and maintain Smoke and CO detectors inside their homes.
- The proper use of portable generators.
- Preparing for the Fire Threat
- Taking inventory of their property and belongings.
- Leaving a light turned on at night to ward off intruders.
- Asking a neighbor to bring their newspaper and mail inside when they're on vacation (to create the illusion of someone being home).
- Discouraging the hiding of spare keys in obvious places; and,
- Encouraging members to say something if they see something.
- Installing a home alarm system connected to the police department (See below)

PARTNER WITH MAUI LAW ENFORCEMENT AND FIRE SERVICE

The Mahanalua Nui's Board shouldn't have to act alone when it comes to security and Safety. We should build a strong working relationship with Maui Law enforcement and Fire services to help prevent crime and promote Fire Safety. Invite the Law Enforcement and Fire Service to our homeowner meetings. Trust in their judgment. "After all, they have more experience than you do".

Maui Police officers: Nakashima and Miles discussed communicating with neighbors and keeping an eye out for anything odd./ In addition they discussed a new trial program currently in Kihei called citizen watch where the department works with a volunteer to drive a squad car in the neighborhood as a deterrent to crime. We are being considered for a trial program also.

RESIDENTIAL SECURITY

In most cases, the design of a residential security system is not complex. The standard security system consists of a security panel, door/window contact, motion detectors, an interior siren, and security keypads. The door/window contacts should be installed on all

opening doors and windows. These contacts will trigger an alarm when a door or window is opened while the system is armed. Motion detectors can be strategically placed around homes or units in the main gathering areas, as well as the master bathroom. The master bathroom is a common entry point because of the easy access to the master closet where most people keep their valuable jewelry and money. Motion detectors are limited and should not be the sole source of security for the home. The system must be armed for the motion detectors to be used. Should an owner arm the motion detectors at night while sleeping, then get up to get a drink, the alarm would be set off when the motion detector senses the owner's movement. If this is the sole source for the security system, it leaves the residence vulnerable at night or while the owner is present. A minimum of one internal siren should be installed with more in larger houses. The interior siren is used as a deterrent to the intruder and notification to the owner if they are present. For more security conscious owners, additional options are available to increase the security of the home. Some of these technologies include glass break detectors, which detect an intruder breaking through a window instead of opening it, monitored carbon monoxide sensors, which detect carbon monoxide in the home, and monitored smoke detectors to detect smoke in the event of a fire. Hard wiring is the best practice for security system devices, but wireless options are available as well. Although a home may have a security system, nothing will help prevent a successful home or unit invasion if the owner does not arm the system.

Sample Listing of services:

- ADT
- VIVINT
- SinpliSafe
- Frontpoint
- COVE
- Abode
- RING
- WYZE
- Also, many Local Business that specialize in home security!!

ORGANIZE A NEIGHBORHOOD WATCH PROGRAM

A neighborhood watch program is a great way to get residents involved and make them feel safe as well. Watch programs typically consist of volunteer members from the community patrolling blocks in rotation to prevent crime.

When organizing a neighborhood watch program, make sure to lay down some ground rules. For instance, residents shouldn't take action when they see a crime being

committed. Instead, they should contact local law enforcement to let the professionals handle the job.

Most importantly, though, the HOA should separate itself from the neighborhood watch to avoid possible liability. Boards can allow residents to organize a neighborhood watch, but they should make sure not to maintain an official relationship with the watch program.

[Resident Kelly Haole has volunteered to head up a new Neighborhood Watch program for our Association. Anyone interested in helping please email me, tom@jprf.com](#)

PROFESSIONAL SERVICES

Security firms to protect the community. Professionals have more experience handling safety and crime prevention, and they also have the necessary tools for it.

Currently the Board has authorized Security Patrols to randomly patrol during the Day and Night. Discussion to add 2 - 3 random Day visits.

Their contact phone # is 808-870-5074

PLEASE NOTE YOU SHOULD ALWAYS CALL 911 IN THE CASE OF EMERGENCY, CRIMINAL ACTIVITY AND OR ANY SITUATION WHERE YOU FEEL THREATENED

[Board received a quote to add 3 random day visits. Will be on the July Board Meeting agenda](#)

License Plate Recognition, LPR Camera

LPR cameras, are a specialized type of video surveillance camera designed to capture numbers and letters of license plates on still or moving vehicles. LPR cameras are designed with built-in software and hardware that compensates for speed, weather, and headlight glare. Regular security cameras typically cannot compensate for these variables to capture a usable video that identifies license plate numbers.

Mahanalua Nui HOA / requested design and installation of a LPR camera + NVR system including High-Definition weatherproof cameras with LPR recordings, with an 8-channel NVR Recorder placed in an electrical box by the main street park, which will include power and an ISP (Spectrum) modem to allow the system to be managed/viewed remotely. System quoted is to include two LPR cameras with estimated angular coverage shown in drawing below; an NVR with approximately 4 - 6 weeks of playback recordings (and longer for LPR images if using other storage options); and a battery/surge protector for the system. Recordings are to be of sufficient quality as to be able to clearly see a license plate from each camera both in the day and

nighttime and record the plates in an LPR (License Plate Recognition system) VMS type of database. System will be future-proofed for the addition of unlimited cameras and camera types (including specialized PTZ's, auto-PTZ-trackers, license plate readers, advanced AI features, etc.). Special note on LPR (License Plate Recognition) systems: Please note the technology for allowing camera lenses to "efficiently" be able to collect/store license plates, especially at nighttime due to the "headlight reflection & refraction" issue: requires a special low-light sensor in the camera as well as a compatible LPR-based NVR (i.e. 'ANPR-compatible'), with a minimum of 60fps (note most cameras- even in the high-end category, only support up to 30fps for hard drive compression), and 'true AI' (Artificial Intelligence) capability. Due to the special hardware, software, and configuration of the LPR settings at the specific site (this specific task typically takes 5 - 8 hrs by Aloha Secure including fine-tuning all angles for day/night settings, setting LPR db configs etc.), this system is more costly than a typical non-LPR camera system. See Cost Summary Page for Pricing.

[Both MPD Officers commented that this would be one of the better tools to help deter and or catch criminals entering or exiting Kai Hele Ku St](#)

Security Cameras

Mahanalua Nui HOA / requested design and installation of a 1-camera PTZ camera & alarm system (configured with AI for no-parking alerts) including High-Definition weatherproof cameras with NightVision and Motion Detected recordings, with a 4-channel NVR Recorder placed on a pole with electrical box on side of road. System quoted is to include one PTZ camera with estimated angular coverage shown in drawing below; an NVR with approximately 4 - 6 weeks of playback recordings; and a battery/surge protector for the system. Recordings are to be of sufficient quality as to be able to clearly identify individuals with high-definition detail at both daytime and nighttime. System will be future-proofed for the addition of unlimited cameras and camera types (including specialized PTZ's, auto-PTZ-trackers, license plate readers, advanced AI features, etc.). See Cost Summary Page for Pricing.

[Would require multiple locations to cover neighborhood with each location requiring electric and WiFi](#)

Security Cameras w/ remote monitoring

Mahanalua Nui HOA / Thomas English has requested design and installation of a 1-camera remotely monitored camera & alarm system- professionally monitored by Deep Sentinel, including a High-Definition weatherproof camera with NightVision and Motion Detected recordings, with a 4-channel NVR Recorder placed on a pole with electrical box on side of road. System quoted is to include one AI-based IP dome (or bullet) camera with estimated angular coverage shown in drawing below; an NVR with approximately 4 - 6 weeks of playback recordings; and a battery/surge protector for the system. Recordings are to be of sufficient quality as to be able to clearly identify individuals with high-definition detail at both daytime and nighttime. System will be

future-proofed for the addition of unlimited cameras and camera types (including specialized PTZ's, auto-PTZ-trackers, license plate readers, advanced AI features, etc.). Professional remote monitoring by Deep Sentinel (referring to Row 3 of Cost breakdown below): Three of the seven cameras Aloha Secure plans to install will be cameras that are a part of the professional remote monitoring by Deep Sentinel (a partner company), which has AI capabilities to bring attention to a command center (located in the US mainland) when intruders attempt to break into vehicles or are loitering, with 2-way audio- where their security team will audibly warn the intruder via the camera speaker to stop immediately or they will dispatch the local security at Mahanalua Nui and/or police. Please note that Aloha Secure is not directly responsible for any potential issues with this remote monitoring service by DS; however, if Mahanalua Nui HOA reports any concerns regarding any incident related to the service, Aloha Secure will contact & coordinate with DS to resolve. Aloha Secure is also responsible for the local recording & management of the single camera to AS's NVR system integrated with the remaining cameras on property. Monthly cost: DS' price is \$120/mo. for the first camera (and \$40/mo. for each additional camera if you choose to add more later) and note if paying annually the 'additional cameras' cost comes down to \$400/ year/cam for a savings of \$80/year per camera.

[Would require multiple locations to cover neighborhood with each location requiring electric and Wi-Fi](#)

Gate Systems

[Discussion held on two main concerns with Gates:](#)

- 1) [Estimated cost of one gate is \\$150,000-\\$200,000. Our Association CCR's require public access for Parks and Trails during daylight hours, 7 days a week, meaning gates would only be closed for 10-12 hours at night.](#)
- 2) [In order to secure all incoming traffic a second Gate would be required on Punakea Street which is another HOA Association.](#)

Gated communities are rapidly expanding throughout the U.S. and are commonly found in many community associations today. The type of gate chosen by a community is largely based on aesthetics, cost, and physical space available. The three most common types of vehicular gates are swing gates, slide gates, and barrier gates. Some other types of vehicular gates include vertical lift gates and cantilever gates. These gates are not routinely used in community associations.

Swing Gates

Swing gates hang from hinges mounted to a post or column and operate similar to a door. They are the most common and are generally considered to be the most attractive type of gate. The downside is that they are the most expensive to maintain. The maximum recommended gate panel width is 12 feet and the weight of the gate panel

must be considered. Gates that are too heavy increase the wear and tear of the gate operator. In most gate applications two gate operators are required; one to open each wing of the gate set. Having two gate operators doubles the expense and requires twice the maintenance. Swing gates are the most susceptible to damage since anxious drivers often hit them as they enter the community with their cars. Swing gates are:

- Designed and installed so as to not create an entrapment area between the gate and other fixed objects.
- Installed in such a way so that the pillar or column covered by the swing gate when in the open position does not exceed 4-inches.
- Characterized by smooth bottom edges.

Slide Gates

Gates that slide horizontally along a track are known as “slide gates.” The preferred method of installation has the track that the gate rides upon, typically a steel angle iron, imbedded in a concrete foundation. Thin tracks that are bolted into the pavement should be avoided. Slide gates require the most physical space to install since a “pocket” for the gate to retract into is required. The slide gate backtrack area can also interfere with sidewalk routing or other obstacles. Some consider slide gates to be less attractive but cheaper to maintain. Only one gate operator is required and it has fewer vulnerable parts to break. When a car clips a slide gate, the usual result is the gate getting knocked off the track as opposed to bending or breaking a control arm or weld point. Slide gates are the most dangerous because of the potential pinch point between the sliding gate and the support column/post. Signage must be placed on both sides of the gate in plain view. Common characteristics of slide gates include:

- Weight bearing rollers are guarded or covered.
- All openings in the gate are guarded or screened from the bottom of the gate to a

Emergency Access

When an automated vehicular gate system is installed in a community in general access areas, there must be a method to allow emergency vehicles (fire, police, ambulance, paramedics, etc.) access to the community without the gate hindering their entry. The access system must allow for entry through the vehicular gate under three different and unique situations:

- The system is in service and under normal operation.
- A power failure has occurred, and battery powered convenience open systems are employed.

- A power failure has occurred, and the convenience open system has failed—due to a dead or low charged battery.

Situation 1—Normal Operation

Under normal operation, there are many devices that can be integrated with the vehicular gate system to allow emergency vehicles access to the community. When any of these devices are activated, the vehicular gate is commanded to open and remains open until the device is deactivated. Typically, the emergency vehicle access device will bypass the primary access control device—a telephone entry system, for example—and is wired directly to the gate operator so that the gate will open, should the need arise. Some of these devices are listed below.

- Click-2-enter. This system consists of a special radio receiver that allows fire departments, police departments, and ambulance companies to open the access gates by using their two-way radio installed in their cars or trucks.
- Special keys and key switches. With this system, emergency vehicles each have a special access key that activates an emergency override key switch. These key switches are typically labeled “Fire Dept.” and are installed in a location at the gate that is visible and easily accessible.
- Lock boxes. Lock boxes are essentially the same as the key switch option in that a special padlock (to which only emergency vehicles have a key) is placed on the lock box to lock it shut. When the padlock is removed or cut off, the lock box automatically commands the gate to open and will hold the gate open until the lock box is re-closed and locked. Lock boxes are typically labeled “Fire Dept.” and are also installed in a location that is easily visible and easily accessible.
- Siren sensors. These devices detect the “yelp” mode from an emergency vehicles siren. When the yelp is detected, the gate will open.
- Strobe light sensors. These devices respond to the flashing strobe light from the emergency vehicle. When the strobe light is detected, the gate will open.
- Wireless transmitters. Like garage door openers, wireless transmitters open the gate from a distance of 75 to 100 feet. These transmitters are specially programmed with a code that is unique to emergency vehicles.

Because of the many different devices and options that are available, community leaders should consult the regional building department to determine which method of entry is preferred by the local authorities.

Mahanalua Nui HOA information

Entry systems and devises:

Vehicle tags, remote controllers, Directory by name for guest to call homeowner for entry, codes. Codes can be given to contractors individually to and time access can be set. i.e., 7:00 AM to 6:00 PM access only, USPS has special key used UPS, Amazon, Fed-X, etc. can be given vender codes Emergency vehicles have access codes already plus siren activated openers

Gate Type

Recommended Chevron Style gate, as commonly used in Launiupoko and easily replace if damaged

Gate would have Battery Backup and upon discharge gate would default to open

Road & other Construction

Road would need to be expanded 3.5ft on each side, Electric & Phone/ Internet would need to be brought to gate site

Company:

Centra Systems Hawaii www.centrasystemshawaii.com

Estimated costs: \$150,000 - \$200,000b + HOA Does Road, Electric, phone/ Internet

6-8 Months to complete,

ongoing preventative maintenance would cost \$165.00 per scheduled visit (recommended monthly)

Signage

Those little “neighborhood watch” and “active law enforcement zone” signs can have a huge impact. Criminals are much less likely to hang around if they know the neighborhood is on the lookout for suspicious behavior.



Would delete “No Trespassing”

Change “Face to “License Plate”

Size: 24” X 18”

- Our most durable signs. Signs are made from 80 mil thick aluminum with a 3M High Intensity (HIP) reflective surface.
- Meets DOT requirements for parking lots – signs need to be reflective for any lot accessible to the public
- Distinctive profile gives an upscale look to this line of SignatureSigns –when compared to generic rectangular signs.
- Signs are printed using 3M's "matched component system", which has become the traffic and parking industry standard for dependable long life and credible product warranties.
- Includes pre-drilled holes for easy installation.
- See Cost Summary Page for Pricing

[Signage for cameras could be a deterrent, private Road signs may have a negative affect.](#)

OTHER OPTIONS

Dedicated Security Patrol

Another option for Homeowners Association security other than random nightly vehicle patrols of the property, is to employ a dedicated guard at the property either in the form of a roving post or a stationary gate guard. This option gives the Homeowners Association complete coverage of an entire time frame whereas a random vehicle patrol comes to the property a certain number of times per night so naturally the security coverage is actually there a shorter amount of time. There are pros and cons to each however. For instance, the dedicated patrol service fee per month is substantially larger than the amount a vehicle patrol cost due in most part to the amount of time they actually spend at the property. That being said, if the Association can afford it, it's usually in its best interest to employ a dedicated patrol at the property. Other factors should be taken into consideration when choosing the type of Homeowners Association security such as the geographical footprint of the property. If a dedicated guard is employed, will it be cost effective for the Association if security takes an hour or two to patrol the entire grounds on foot? Or does it make sense to incur the cost of a vehicle for a dedicated guard in a vehicle? Bravo Three provides call response as a standard of service for all patrol accounts so if something is seen or heard during contracted hours a Bravo Three will respond within 20 minutes. Would it make even more sense to employ a vehicle patrol since the total time will be covered under call response? And finally, does a combination of any of the services previously listed make sense? Whatever an Association chooses, they should ensure that they've done their due diligence, and have done some research on Homeowners Association security in the nearby area.

Virtual Security Guards

Virtual Guarding is one of the most advanced, technological methods for securing an area or property. A Virtual Guard is a real security agent that is located remotely. The guard then connects to the area being monitored through the Internet.

With this concept, communities have real-time communication and human intervention at a fraction of the cost of onsite guards. With a remote agent, you can have preventative monitoring at amenities, visitor verification at gates, database management, and more

Virtual guarding allows multiple areas in a community to be monitored at the same time. If an incident is taking place at the pool while a visitor needs to be verified at the gate, these events can be managed simultaneously.

A virtual guard can also work in conjunction with an onsite guard and law enforcement. If a community needs to keep an onsite attendant at the gate during peak hours, a remote agent can verify guests once the onsite guard leaves for the day. When an incident occurs that requires the response from local law enforcement, an agent will directly dispatch them accordingly.

Cost Breakdown

Cameras

- **License Plate Recognition (2) \$10,000**
- **Surveillance / Parking (1) \$6,800**
- **Additional Camera at Roundabout \$11,500**
See proposals from Aloha Secure, Additional 10% discount if more than one proposal is accepted

Entry Gate (1) estimated \$150,000 - \$200,000

Signage

- **Private Rd speed Limit \$ 50 each**
- **Parking Surveillance \$25 each**

Onsite Security Service

- **Current annual \$22,789.00**
- **Increased Guard Service. three additional weekday daytime patrols would \$1,000 per month**

Educate Residents - No Cost

Partner with Maui P.D. - No Cost

Need for HOA Security Policy / Rule Policy

If Cameras, gates, etc. are utilized