

Hillcrest Presidents Council

www.hillcrestpresidentscouncil.com

Management Policy Regarding fob Abuse & Rules Infractions

"Abuse of a fob for amenities in a community" refers to when residents in a shared community like Hillcrest misuse their key fobs by allowing unauthorized individuals access to shared amenities like pools, gyms, or clubhouses, often by sharing their fob with others, lending it out, or not properly securing it, thereby violating the community rules and potentially compromising security.

Key ways a fob can be abused for community amenities:

- Sharing fobs with non-residents by giving your fob to friends, family, or guests who aren't authorized to use the community amenities.
- "Fob lending", a resident routinely lends their fob to others, allowing them to access amenities without proper verification.
- Change of condo ownership would require registration of the new owner
- Lost or stolen fobs not reported, failing to report a lost or stolen fob promptly, allowing unauthorized access to the community amenities.
- Intentional duplication of fobs by creating copies of a fob to give to others, bypassing security measures.
- Ignoring access rules, using the fob outside designated hours or when access is restricted due to violations.
- Potential consequences of fob abuse, overcrowding at amenities. When too many people use the facilities due to unauthorized access.
- Security concerns, increased risk of theft or vandalism as non-residents can easily access the community.
- Liability issues, community association could be held liable for incidents involving unauthorized users.

Fines or sanctions:

Residents who abuse their fobs may face penalties from the community association.

Abuse of fob usage and amenity rules will result in the following penalties:

- First offence, a warning by the HOA / Amenities Council
- Second offence, 3 months loss of fob privileges
- Third offence, 6 months loss of fob privileges
- Fourth offence, permanent loss of privileges
- Any physical altercation, permanent loss of privileges

How to prevent fob abuse:

- By having strict fob management policies, implementing rules regarding fob use, including reporting lost fobs immediately and procedures for guest access.
- Access control systems with logging capabilities, tracking fob usage to identify potential misuse and hold individuals accountable.
- Regular communication by keeping residents informed about proper fob usage and security protocols.
- Website outlining the amenity rules and fob usage www.hillcrestpresidentscouncil.com/rules