

The following Policy for Use of the Automatic Gate to Lancaster Drive was adopted by the Board on 10/19/17

Gate Usage Policy

The automatic controlled gate to Lancaster Drive is intended for the convenience of the Owners and Residents who may also purchase extra control units (gate fobs) for use by their families and frequent visitors. The gate also has a keypad control that is used to open the gate for emergencies, snow storms, contractors, some clubhouse events and some holidays. It also has a feature that allows Police, Fire and EMS vehicles to open the gate with a 'yelp' signal. Police, Fire and EMS personnel have been given the keypad code to open the gate if that is necessary.

The gate code is not given out to residents so that access is limited to those with fobs and emergency personnel.

Gate Opening Events

SNOW STORMS

When a snow or ice storm is anticipated the gate is customarily left opened prior to and during the storm until the road is cleared for safe passage.

HOLIDAYS:

Easter - 9 AM to 9 PM

Thanksgiving - 9 AM to 9 PM

Christmas Eve Day - 9 AM to Christmas Day 9 PM

New Year's Eve day - 12 noon to New Year's Day 9 PM

CLUB HOUSE RENTAL - Upon request of the owner who is renting the clubhouse for the event.

MISCELLANEOUS GATE OPENING

Owners may use their fobs to open the gate for relatives and personal friends, or a moving van or furniture/appliance delivery.

Owner will be responsible for closing the gate after and any damage caused by the vans.

Access for any other deliveries to owners is not allowed. The front entrance should be used.

Truck Traffic

We experience frequent truck traffic, directed by GPS, through Pond Spring Village to businesses in the Industrial Park. Owners are discouraged from opening the gate for these vehicles, but we realize that they sometimes block the gate in order to get out. We are trying to work with the town to get signage to direct trucks to use Rt 42 to access the Industrial Park.