

SAND FLOWER COMMUNITY ASSOCIATION

Issue Brief Number 3

Subject: Installing Gates at Entrances to Sand Flower

Introduction

Some Owners have expressed an interest in installing gates at the entrances to Sand Flower. Questions about gates have arisen with sufficient frequency as to warrant an initial analysis of the major factors that must be considered should the community desire to take such an action. This *Issue Brief* does not attempt to provide a substantive discussion of the pros and cons of gates.

Legal and Administrative Factors

First, the streets in Sand Flower are “public roadways”, which means the City of Scottsdale is responsible for the maintenance and repair of streets, bridges, culverts, etc. If the community were to be gated, the Association would have to assume these responsibilities.

Second, there are two homes on North 80th Way and two homes and several undeveloped parcels on Hawknest Road that are not part of Sand Flower. The owners of these homes/parcels are entitled to access their properties via the public streets that run through Sand Flower, and they would have to agree to convert the streets to private roads.

Thus, a decision to install gates cannot be made solely by Sand Flower residents. A formal process is mandated by the City of Scottsdale that starts with the submission of a “Pre-application for Roadway Abandonment”. This triggers an analysis by the City’s Planning/Development Department, assessments by the Transportation and Fire Departments concerning set-back and turn around requirements, and a minimum of two formal hearings: one before the Planning Commission and one before the City Council.

In addition, as part of the formal process, consideration would have to be given to the fact that it is not possible to install gates at either Arroyo Hondo and Windmill, or Arroyo Seco and Windmill without the express permission of the Owners of the properties at these intersections. Depending on where the city might require gates to be placed, (if approved) it is possible that gates at Black Mountain and N. 81st Street also might require permission of individual homeowners.

Financial Factors

Installation of gates would involve a one-time cost of \$75,000-\$90,000 for three entrances and a monthly maintenance cost of approximately \$900, if a service policy were to be obtained. These are costs solely attributable to gates. In addition, there would be new costs associated with street paving and maintenance of items that are now the responsibility of the City. A one-time Special Assessment would be required to fund the installation, and some increase in the Annual Assessment would be necessary.