

Candidacy Statements



Loree Blough

Homeowner Since: 1993

Status: Incumbent

Current Occupation: Retired Engineering Project Manager at Boeing after 28 years. Degree in Mechanical Engineering.

Nellie Gail Ranch & Civic Activities:

Civic Activities – Organizations, Positions, Etc.:

- 5 years - UCI's Board.
- 14 years - President/Manager of a houseboat timeshare.
- Certified for emergency response for City of Laguna Hills Community Emergency Response Team
- 2 years - Executive Director of Kids Konected

Nellie Gail Ranch Activities – Organizations, Positions, Etc.:

- Serving my 10th year on Nellie Gail's Board of Directors
- Serving my 11th year on Nellie Gail's Emergency Preparedness Committee
- Serving my 6th year on our Events Committee

Biographical Information: Born and raised in California. I am married to a wonderful man-Dennis for the past 37 years.

Statement: I love Nellie Gail Ranch and want nothing but the best for our community & residents. I believe my Engineering Project Management skills are an advantage when evaluating projects, enhancing trails and facilities maintenance and other assets, while improving cost controls and reductions.

I want to ensure that:

- We work on projects that raise the standards of our centers to better compete with what new communities are offering
- We hold events designed to create great family memories
- Everyone is treated with respect.
- We listen to and weigh all opinions to make the best decisions possible for the greatest good of our community
- Each situation is examined on its own merits.

I will do my best to evaluate every issue brought before the board with a logical and open mind.

I pledge to continue to work hard for our wonderful community.

I would greatly appreciate your vote!



Alexandra Presley

Homeowner Since: 2013

Status: Incumbent

Current Occupation: Flight Attendant and Travel Advisor with SmartFlyer

Nellie Gail Ranch Activities, Organizations, Positions, Etc.:

Current HOA Board Member, Events Committee. Participated and was a member of the community organizations such as Pony Club, Gators Swim Club and Tennis Club. Initiated the Harvest for Hope Project in May, 2020.

Biographical Information: I moved to Nellie Gail Ranch in 2013 with my husband, Eric Presley, and two children Kira (17) and Mason (14). Since moving to California, Nellie Gail was a community that I fell in love with and was excited when we made the move. The majority of my career was in the pharmaceutical industry focused on global marketing. In 2011, I co-founded and sold a successful fitness business in Laguna Hills. Currently, I'm pursuing my love for travel and customer service simultaneously as a Delta Flight Attendant and as a Travel Advisor with SmartFlyer.

Statement: I'm interested in continuing to serve as a Board Member to further the original vision of the founding members of Nellie Gail. This community with its trails, rolling hills and existing amenities has a lot to offer our residents. My goal is to improve Nellie Gail and focus on a safer community for our families and a more attractive community for our residents. I would like to see an increase in residents using our wonderful facilities that Nellie Gail has to offer. By focusing on programs and activities of interest to current and future demographic profiles, continuing to refresh the facilities accordingly, Nellie Gail can further enhance its reputation as a premier community in the Laguna area. My goal is to continue to be a board member that listens and works for the people of Nellie Gail and prioritizes our community's needs to improve our neighborhood to benefit the residents.

Special Ballot Measure Statement 1 24-Hour or 12-Hour Mobile Patrol Services

Should Nellie Gail Ranch Continue to Contract for Mobile Patrol Services?

After evaluating homeowner requests to implement patrol services in the Nellie Gail Ranch community, the Board of Directors approved a contract with Securitas Security Services who began providing mobile patrol services in March 2017. After competitively re-bidding, Allied Universal Security Services was selected as the service provider effective April 11, 2020. The scope of work includes providing dedicated 24-hour, 7 days per week, mobile patrol services for the Nellie Gail Ranch Owners Association streets and recreational facilities including Clubhouse, Swim, Tennis, Park and Equestrian facilities to provide an observational presence and to act as a deterrent to criminal activity.

The current cost for 24-hour service is \$13.27 per home per month. It is anticipated that the current contract will increase to \$13.80 effective April 2022 due to January 1, 2022 minimum wage increases. This anticipated increase will result in a 2021-22 budgeted expense of \$13.54 per home per month (\$162.46 annually). The proposed cost for 12-hour service is \$8.38 per home per month (\$100.59 annually).

Since implementing this service homeowners have provided input both in favor of and opposed to the ongoing budgeting for this service. Crime statistics vary based on a number of factors including the Sheriff's apprehension of active criminals in our area. This makes it difficult to know specifically if the mobile patrol is playing a role as a deterrent for criminals since there is no way to calculate statistics for crimes not committed.

This matter is submitted on the ballot to provide the Nellie Gail Ranch Membership the opportunity to decide whether or not to continue to budget and contract for this service. If the total "No" votes exceed the combined "Yes" votes of the 12-hour and 24-hour options, then mobile patrol services will be discontinued. The current contract has a 30-day termination clause which means the

service may be discontinued approximately the middle of August 2021 if the vote is opposed to continuing the service. Discontinuing the service will not result in a direct reduction in assessments for this fiscal year that ends September 30, 2021. The 2021-22 budget will be evaluated in July and August incorporating all anticipated expenses and services under contract and the budget will either include or not include the mobile patrol services based on the membership vote.

If the combined "Yes" votes for 24-hour patrol and 12-hour patrol exceed the total of "No" votes then services will be placed under contract for the mobile patrol option that receives the highest vote total. A "Yes" vote does not obligate the Association to remain with the current service provider as that decision can be altered at any time subject to evaluation of the vendors post orders and performance. The vote for this ballot measure is related to the service ("Yes" or "No"), and the number of hours (12 or 24) to be patrolled, not the vendor. However, as stated above, the current service provider is on the lower side cost of the security firms that provided proposals.

The past two years the ballot included a measure for a membership vote to continue or discontinue 24-hour mobile patrol services. The 2019 vote count was 330 in favor of keeping the service, 192 Against and 17 Abstained. The 2020 vote count was 340 in favor of keeping the service, 258 Against and 8 Abstained. Feedback after the annual meeting suggested a preference to include this ballot measure again on the 2021 ballot.

Special Ballot Measure

Special Ballot Measure Statement 2 Vehicle and License Plate Recognition Cameras

Should Nellie Gail Ranch contract for vehicle and license plate recognition cameras at Nellie Gail Ranch entries?

Upon review of additional resources for deterring crime in the Nellie Gail Ranch community, the Board appointed the Security Committee with evaluating a camera technology company that provides a still photo vehicle and license plate recognition camera system. The Committee met with representatives from Flock Safety to review the effectiveness of the vehicle and license plate recognition cameras and determine if their equipment is viable to implement in Nellie Gail Ranch. Flock Safety provides a public safety operating system that empowers private communities such as Nellie Gail Ranch and law enforcement to work together to help deter crime. The Security Committee's recommendation supports the purchase and installation of the cameras as an additional safety measure in deterring crime to be used in conjunction with the mobile patrol.

A total of 12 locations have been identified, two (2) at the Association Clubhouse parking lot and ten (10) at Nellie Gail Ranch community entries and exits. Each location would have two (2) cameras each to cover both inbound and outbound directional vehicles and capture rear license plates. In total, the proposal calls for 24 cameras. The cameras would be mounted on existing or newly installed 12-foot poles along with signage indicating the system's presence and be powered by solar or direct power. The cameras are equipped with infrared and low light capability for recognizing vehicles and license plates at night. These cameras are not capable of being used for speed or red-light infractions.

The cameras capture still photos of both vehicles and pedestrians based on motion activation. Flock Safety securely hosts the video in the cloud for a rolling 30 days after which it is deleted. The system will log license plate numbers,

vehicle make and model, time and the location the vehicle passed through. The license plate recognition system will send an alert to the OC Sheriff's Department any time there is a license plate match with the National Crime Information Center (NCIC) "hot list". Such vehicles can include but not be limited to stolen vehicles, stolen license plates, Amber Alerts and vehicles of wanted criminals. Additionally, to assist law enforcement with solving and preventing crimes, the OC Sheriff's Department will have access to pull reports from the Nellie Gail Ranch system, including queries using vehicle make and model, license plate, time and location.

Attached is a Draft Data Management Policy that is proposed to be in place to manage how and to whom data collected would be disseminated.

For more information you can visit the Flock Systems website at <https://www.flocksafety.com>

The following statement was provided by the City of Laguna Hills Chief of Police Services.

Orange County Sheriff's Department Response to Request to Comment

Automated License Plate Reader (ALPR) Technology, also known as License Plate Recognition, provides automated detection of vehicle license plates. ALPRs are commonly used in conjunction with routine patrol operations and criminal investigations. ALPRs are used by many law enforcement agencies, including the Orange County Sheriff's Department, to link data associated with vehicle license plates for official law enforcement purposes, including identifying stolen or wanted vehicles, stolen license plates, and missing persons. ALPRs may also be used to gather information related to active warrants, electronic surveillance, suspect interdiction, and stolen property recovery. With that in mind, ALPRs are only used for official law enforcement business. Access and use of ALPR data is restricted and closely monitored to ensure the protection of individual's privacy and civil liberties.

ALPR technology is time tested, highly effective, and now reasonably affordable. During difficult budgetary times, ALPR technology is extremely valuable as a force multiplier when deployed in support of patrol or investigative operations. Numerous systems can be deployed simultaneously to provide real-time coverage and information to law enforcement at a relatively low cost. This data enhances response capabilities and dramatically increases the likelihood of apprehending a subject and recovery of stolen property. ALPRs not only improve patrol response and investigations; they also serve as a valuable deterrent and help with overall crime reduction efforts.

With recent advances in technology, ALPRs are quickly becoming very common tools for law enforcement throughout the country and now, more specifically, Orange County. These systems have been deployed in multiple cities in Orange County and have been successfully used to detect, solve, prevent, and deter criminal activity. ALPRs are now commonly used by law enforcement agencies to complement crime prevention strategies, to effectively allocate and

deploy personnel, and to enhance public safety. ALPRs are extremely versatile and can be used in strategic locations throughout the city. They can be used to focus on crime trends to help provide the best possible public safety service to the community, while being fiscally responsible.

Budgetary challenges require creative and innovative solutions, including the leveraging of technology to the best of our ability. ALPRs fill a critical gap at an affordable price. During the last biennial budget cycle, a project was approved by the City Council to conduct a feasibility study regarding the installation of fixed ALPRs throughout the city in strategic locations based on analysis of evolving crime trends. The program was intended to evaluate the benefits of this crime fighting technology. While this program was not implemented due to shifting priorities related to the COVID-19 pandemic, ALPR technology has continued to improve and has become significantly more affordable. Multiple cities in Orange County are now using ALPRs to successfully solve crimes. This technology has proven to be reliable as, both, an investigative tool and as a deterrent.

There are multiple vendors that provide ALPRs and associated services. I would highly recommend your Security Committee review a variety of vendors to identify an appropriate ALPR system that would best suit your community's needs. While I cannot recommend one vendor over another, I can inform you that the City of Laguna Hills recently conducted a competitive bid process to identify a contract vendor for City purchased ALPRs. The vendor that was selected as the most qualified was Flock Safety. This vendor is also utilized by multiple cities in Orange and Los Angeles Counties. A variety of information, including system capabilities and success stories is available online.

Overall, I highly recommend the use of ALPRs throughout our community. Thank you for your commitment to public safety in our community.

Captain Matthew Stiverson
Chief of Police Services | City of Laguna Hills
Orange County Sheriff's Department



VEHICLE AND LICENSE PLATE RECOGNITION CAMERA DATA MANAGEMENT POLICY

Note – This Draft Policy is submitted for homeowners to have awareness of what data is anticipated to be collected from entry cameras and how such information will be retained and/or disseminated. The policy may need to be revised from time to time as the system is implemented, reporting changes or new legislation adopted.

Pursuant to the authority granted the Association by the virtue of the Nellie Gail Ranch Owners Association Declaration of Restrictions ("CC&Rs"), the Board of Directors is adopting the following Vehicle and License Plate Recognition Camera Data Management Policy for the handling of video footage, still photos, data captured by the cameras and associated reporting:

1. Nellie Gail Ranch Owners Association has partnered with Flock Safety, a national neighborhood security provider, to deploy a camera system at community entry and exit locations. The system has the capability to identify vehicle make and model and read license plates. The system may also capture images through motion activation of pedestrians, wildlife, etc.
2. Footage from Flock Safety cameras will not be actively monitored in real time.
3. Flock Safety, law enforcement personnel, Management and designated agents may review footage from the Flock Safety camera(s) if there is complaint of potential illegal activity in the neighborhood.
4. Footage from Flock Safety cameras will be stored in the cloud (Amazon Web Services) for a rolling period of 30 days. In the event of felony activity, footage may be downloaded for extended storage.
5. While the camera system will identify license plate information, Management and designated agents will not be able to obtain owner information from license plates. Law enforcement will be the responsible party for utilizing the license plate recognition information to identify registered vehicle owners.
6. Consistent with Civil Code §5215, homeowners will not be provided with copies of footage, photos or reports as such data will be treated as private and confidential Association records not subject to Member inspection. However, in event of subpoena or matters of litigation, such information may need to be turned over to comply with legal requirements.
7. The existence of Flock Safety cameras should NOT be relied upon by any individual for safety or security. Individuals are encouraged to take their own precautions to ensure the safety of their property.
8. Nellie Gail Ranch Owners Association and Flock Safety are NOT law enforcement agencies and are NOT in a position to undertake law enforcement investigation activities. Any illegal activity should be reported to law enforcement immediately for investigation.
9. The cameras are NOT designed for or capable of being used for speed or red light infractions.
10. Captured footage and/or information will ONLY be used for the authorized purpose of promoting safety and security and shall in no instance be sold, shared or transferred for any other purpose.
11. All non-law enforcement operators including Management or designated agents must maintain a record of their system access which shall include:
 - The username / person and organization
 - Date and time
 - The purpose for accessing the system
 - The vehicle make, model, license plate or other data elements used to query the system