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# ADDRESSING CRIME AND MISCHIEF AT HOAS WITH CAMERAS

# BIO INFORMATION



## Mark Valls Founder: OnGuard Camera Systems

- ✔ Private Security License with Texas Department of Public Safety
- ✔ HOA Board Member - 10 years
- ✔ Allen Citizens Police Academy Class #39
- ✔ BSA Scout Leader
- ✔ Dad/Husband



## *Tonight's Goal*

*To provide an overview of:*

***Crime Targets at HOAs***

***When and Where Crime Happens at HOAs***

***Explain How Cameras Can Help***

***Discuss some Best Practices to Address Crime at HOAs***

# FIRST LET'S TALK ABOUT HOA CRIME TARGETS

*We've identified the reoccurring crime targets at most HOA communities*



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- 📍 Pools and Amenity Centers
- 📍 Play Areas and Sport Courts
- 📍 Décor and Decorations
- 📍 Walls

**Peroni's 80/20 rule in effect here, with 80% of HOA security problems occurring at their pools/amenity centers and parking lots in most communities**

# POOLS AND AMENITY CENTERS

*Behavior at many HOA pools is not getting better*

## The Most Common Issues at Pools:

- ❖ **After-hour Intruders:** Vandalize, “Baptize” pool furniture, break into bathrooms to drink/smoke/... and more, and even steal electronics if available
- ❖ **Gate Holders:** Holding gates open for non-residents
- ❖ **Trash & Dash:** Not cleaning up after gatherings, leaving trash and bottles behind
- ❖ **Fights:** Disputes between homeowner’s and non-residents, unruly teens, and BOD members enforcing rules
- ❖ **Pool Takeovers:** Non-residents using social media to charge admission for massive parties

**Best Practices:** Leveraging Cameras, Community Reminders to Begin the Season, and Pool Monitors



# PLAY AREAS & COURTS

## Most Common Issues

- 📍 Intentionally broken equipment
- 📍 Graffiti, gang tags, graffiti bullying
- 📍 Overage teens using area as a meeting place for bad behavior
- 📍 Unsupervised kids using the area dangerously, climbing on tops of structures

***Best Practices: Cameras aimed at Play Structure, Fence/Gates around Area, Dark Sky Lights, Supervision***



# WALLS, GATES, & MONUMENTS

## Most Common Issues

- 📍 Vehicle Gate Strikes
- 📍 Vehicle Wall Strikes
- 📍 Wall/Wood Fence Graffiti
- 📍 Monument Vandalism  
(graffiti, broken bricks, and lighting damage)

***Best Practices: Cameras aimed at Gates, Boulders/Obstructions in front of Walls, Tag/Number Wall Panels for Identification of Trouble Areas***





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# DÉCOR & DECORATIONS

## Most Common Issues

- ❖ Décor or Artwork like Sculptures are often targets of vandalism
- ❖ Stone seating areas, wooden benches, and metal/wooden picnic tables are hot spots for graffiti and destruction
- ❖ This can be expensive vandalism which is sometimes not covered in the standard insurance HOA policies

***Best Practices: Solar Cameras aimed at Sculptures/ Gazebos/Seating, Security Signage Near Vandalism Targets***

# HOA CRIME AND MISCHIEF SEASONS

*Are there really seasons for bad behavior at HOAs? YES!*

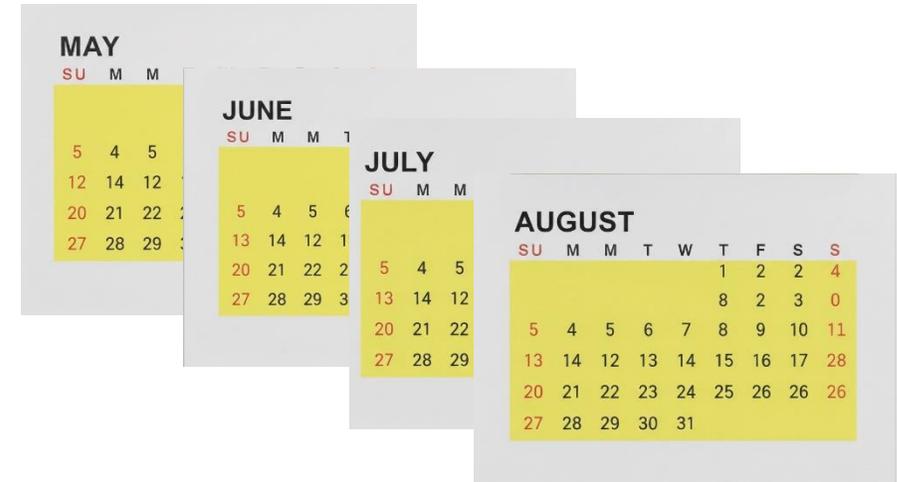


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## Summer

May 1<sup>st</sup> – Aug 15<sup>th</sup>

HOA Boards and Homeowners Have to Be Vigilant all Year Long,  
But there are Spikes in Crime and Misbehavior



“An Educated Group of People is a Safer Group of People”

## Christmas & Holidays

December 20<sup>th</sup> – Jan 5<sup>th</sup>

Knowing when problems will most likely occur helps communities prepare for them



## Spring Break

Dates Fluctuate by Year and District



# SUMMER

*Why do summer months have the most incidents?*

Teenagers, Teenagers, and Drunken Adults

- ❖ Both kids and adults take more vacations in the summer and spend more time at the pool
- ❖ Some teens with nothing to do, and no adult supervision are drawn to mischief at pools
- ❖ Adults sometimes make bad decisions with a little sun and a little too much alcohol
- ❖ After-hour intruders “Fence Jumpers” and “Door Holders” are the biggest problem

***Best Practices: Parameter Access Control Cameras “PAC” with Scheduled Sirens/White Lights/Two-Way Talk, New Signage, Pool Monitors if in the Budget***



# CHRISTMAS

*Not so surprising uptick in issues with vandalism and trespassing*

- ❖ Christmas lights and decorations are a regular target for vandalism, theft (...“they stole our wiseman”) and tampering
- ❖ Pool bathrooms become hangouts for out of school teens that smoke, drink, and worse
- ❖ Homeless Sheltering: In some areas, it’s common for homeless people to enter HOA pool bathrooms for Warmth and even Housing

***Best Practices: “PAC” Cameras at Hot Tubs & Pool Bath Entrances, Stacked Pool Furniture in Pool Baths Congesting Entry, 24/7 Lighting Outside of Pool Baths, Seasonal Solar Cameras on Monuments and Greenspaces that have Decorations***





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# SPRING BREAK

*Centralized Trespassing,  
Vandalism, Theft*

- ❖ With Better Weather, Vacation "Idle" Time, and Summer in Sight, Some Kids Go a Little Wild
- ❖ Issues during Spring Break are almost exclusive to Pools, Amenity Centers and Pickle/BB Courts
- ❖ Incidents of Teenage Drinking, Drugs, and Vandalism Skyrocket During Spring Break

***Best Practices: "PAC" Cameras at Pool/Restrooms/Parking and Play Areas, Congested Bathroom Entry, Police Visits at Night to Pool area During Spring Break***

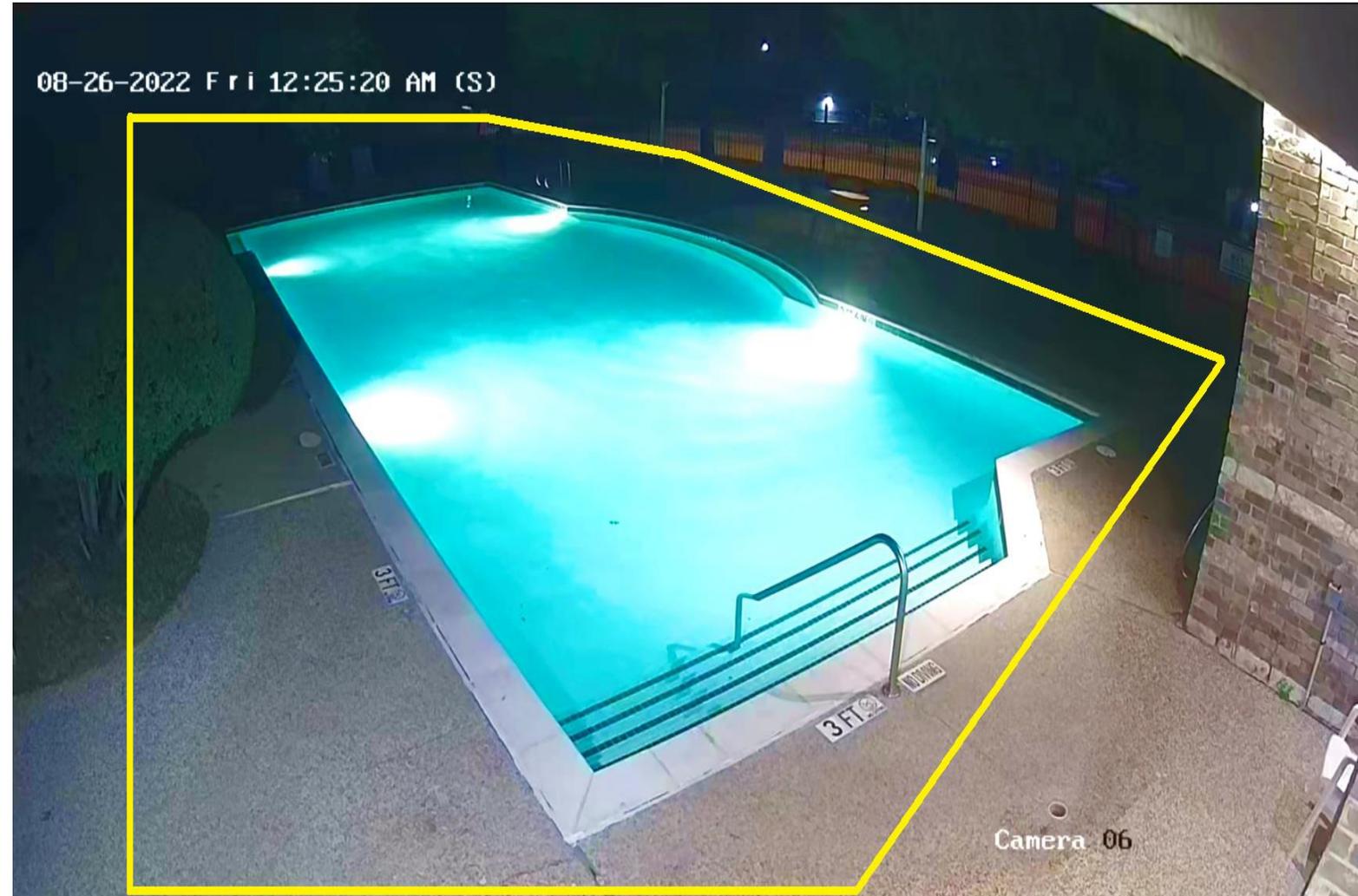
# CAMERAS ARE THE MOST WIDELY USED DETERRENT



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*So what do cameras actually do?*

- 📍 **New cameras with Active Deterrence can address Crime and Mischief BEFORE IT HAPPENS!** New options that use lights, live or recorded 'talk down', sirens, and push alerts have changed the game
- 📍 Provide a way to pursue criminal activity with usable video evidence
- 📍 Provide a way to inform parents their kids could be doing something dangerous
- 📍 Provide a better understanding of trends, traffic flow, and amenity usage that could help with security



Active Deterrence Camera at work creating an invisible perimeter around this local HOA pool area

# SURVEILLANCE CAMERA CASE STYLES

*Too Many to Keep Track of, but know them for quotes*



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Bullet Cameras



Pan, Tilt, Zoom "PTZ" Cameras



360 Degree Cameras



Turret Cameras



Dome Cameras



180 Degree / Active Deterrent Cameras

# THE BASICS OF A CAMERA

*They All Boil Down to 3 Main Components*

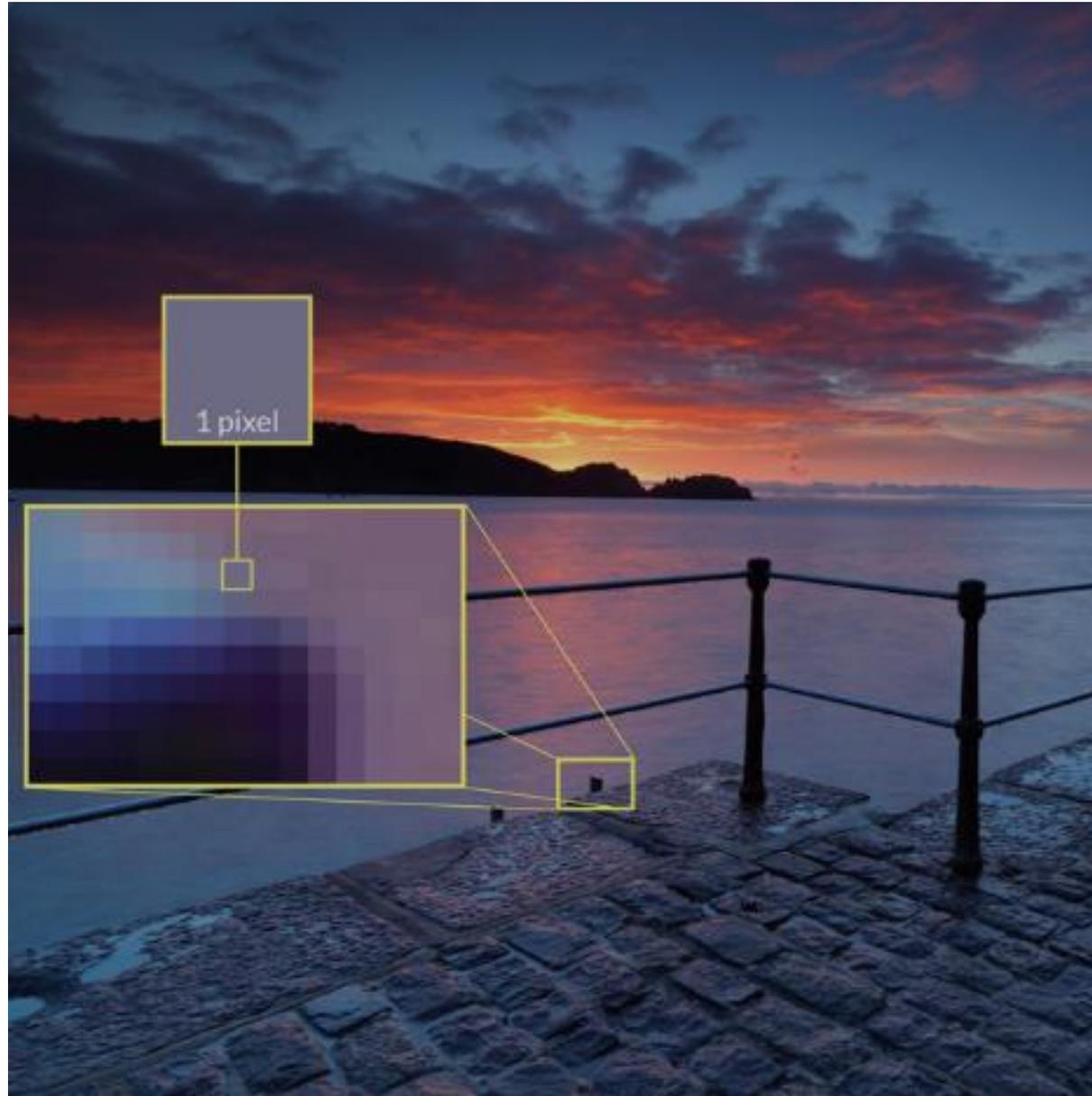
- ❖ **Lens:** Wide Angle, Zoom, Vari-Focal, Standard (something in between) are the most common. Determines how wide the camera will see and how close the subject will be
- ❖ **Chip** or Sensor: (Complementary Metal Oxide Semiconductor "CMOS" CHIP). Determines the resolution measured in Mega Pixels or MP.
- ❖ **Housing** or Case: Bullet, Turret, Dome, 2in1, PTZ. Usually the same parts as above, just different shapes to fit them in to. Chosen based on a variety of variables like protection (vandal dome) ease of adjustment (bullet), and versatility (PTZ). See previous slide



# 4K? - 1080P? – 2MP- WHAT DOES IT ALL MEAN?

## *Mega Pixel*

- ❖ A pixel is the smallest unit in a digital display. Each pixel is made of sub pixels that emit red, green and blue color.
- ❖ A Mega Pixel, abbreviated MP is 1 million pixels. So 2MP Mega Pixel is 2 million pixels.



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# MEGA PIXEL AND ASPECT RATIO

## Aspect Ratio



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- Aspect Ratio is the ratio between the width and the height of an image. The standard ratio for the cameras we use is 16:9 or 16 wide by 9 high.
- So 4K and 8K refers to the aspect ratio, and Mega Pixel refers to how many pixels are in that aspect ratio's space. The larger the aspect ratio, the more pixels in it and the higher the resolution.
- The easiest way to define resolution is by the number of Mega Pixels** since the aspect ratio will correspond



4K or 8MP is now generally accepted as the minimum standard for commercial security cameras

Is there a difference between 2 MP (aka 1080p) and 8MP (aka 4K) video resolution?

*It depends on the distance*



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Camera Resolution	10ft	20ft	30ft	40ft	50ft
2MP (1080P)					
8MP (4K)					

### 2 Mega Pixel vs 8 Mega Pixel

- ❖ When comparing the difference between 2 Mega Pixel and 8 Mega Pixel, the resolution difference is not significant at 10 or even 20 feet. The difference becomes much more apparent at 40 to 50 feet and beyond
- ❖ Variables like distance, light, age of camera, and the direction the camera faces (East/West) also play an important part in image quality over time

# FIELD OF VIEW "FOV"

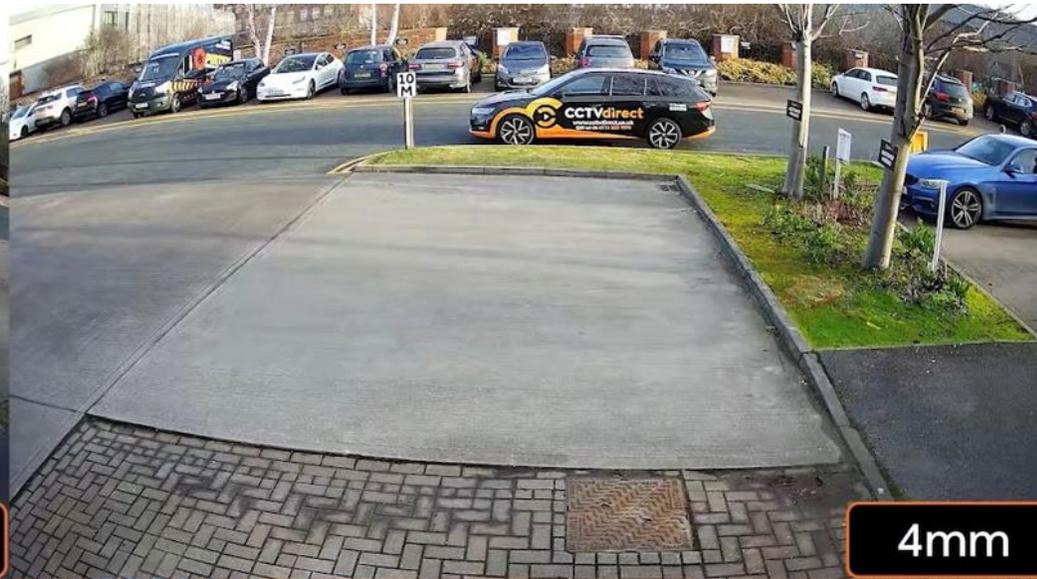
*FOV is an important aspect of creating reasonable expectations of camera performance*



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2.8mm



4mm



6mm



13.5mm

## Top Left Widest FOV

Captures 18 vehicles including the potential perpetrator

## Bottom Right Most Zoomed

The zoom provides a much clearer image of the writing on the car and the sign next to it but cuts out all but 8 vehicles and the man entering the car

The higher the lens number (13.5mm vs 2.8mm) the greater the zoom

# A FEW MORE THINGS ABOUT FOV

*FOV angles need to be considered to make sure the right space is being captured*

- Zooming in on a subject brings is closer, but the trade off is the wider view (right photo)
- If an asset is important enough, sometimes a zoom and a wide camera are warranted (photo below)



# IF CAMERAS ARE BEST PRACTICES FOR HOAS...

## *Why Not Just Have A Homeowner Install Cameras For Free/Cheap?*

- ❖ COI, W9, Licensing – HOA camera vendors must have proper insurance, tax info, and DPS License
- ❖ Maintenance and Service Calls – Is the homeowner in a service contract for SCs?
- ❖ Continuity – What happens if the homeowner moves (with passwords and access), or just quits and is not willing to service the equipment?
- ❖ Access to The Newest Equipment – Fresh from the latest security trade shows, not the back of the shelf from the big box store
- ❖ Conflict of Interest – Will it create problems with other homeowners and BOD down the road?

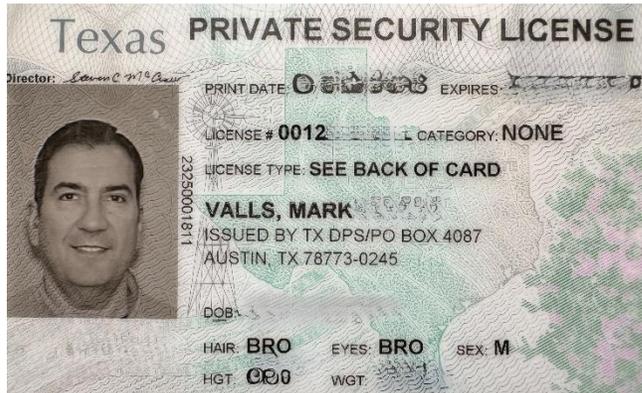


# SELECTING THE RIGHT VENDOR PARTNER

## *Questions to ask an HOA Camera Vendor*



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- ❖ Does the company have a Private Security License with the Texas Department of Public Safety?
- ❖ How much experience working with HOAs specifically? References with multiple Management Companies and Communities?
- ❖ What's the response rate for service calls? Are there is a fee for service calls, what's the cost?
- ❖ Are you going to get "nickel and dimed" for add-ons or coming out for adjustments to settings, passcodes, training?
- ❖ How long has the company been doing business specifically with HOAs in DFW?



# KEY TAKEAWAYS



**Knowing when and where crime tends to happen at HOA communities, Understanding the basics of security cameras to address crime, and strategic approaches to deterring and recording crime, all go a long way to safer communities**



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**THANK YOU!**

**CALL US – WE CAN HELP!**

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