

**SEVEN SPRINGS MOUNTAIN VILLAS ASSOCIATION  
10 MOUNTAIN VILLAS DRIVE  
CHAMPION, PA 15622**

May 31, 2016

Dear Mt. Villas Homeowners:

There have been several inquiries as to the need for and legality of surveillance cameras that were recently installed at the Mt. Villas pool. This letter will clarify some misconceptions concerning the use of cameras, their need at that particular location, and the discussions among Management and Council to take these actions for the benefit of our homeowners, their guests, and renters.

**Pool Violations:** Upon the pool closing in 2015, Management and Council had received numerous complaints concerning inappropriate behavior of others in regards to glass bottles at the pool and smoking where there were clear signs these actions were in violation of the pool rules. These rules are to be enforced for the benefit of all homeowners and should not be considered as a method to infringe on the "rights" of the few.

**Homeowners Meeting - November 8, 2015:** After reviewing the pros and cons of installing a video system, it was decided that this is a necessary tool for providing additional security and safety of all those who use the pool. Since this was not an expensive option and is used extensively throughout various businesses, communities, and HOAs, the decision was made to install surveillance cameras. This topic was discussed several times at the fall Homeowners' meeting with no further questions or concerns.

**Legality:** Yes, surveillance cameras are legal for an HOA. Studies suggest that they are helpful in reducing inappropriate behavior, property crime, and other offenses. Not only do the cameras serve as a deterrent, they help in identifying those who commit these offenses. So, yes, as long as they're regularly maintained, cameras are definitely useful.

**Signage:** Does the HOA need to post signs regarding cameras in use on the property? The answer is no, there's no law requiring signs. However, we feel that posting these signs identifying there are cameras on site are also effective as well as a courtesy to all those who use the pool. These signs are prominently placed at the pool entrance.

In summary, surveillance cameras can be an effective tool in deterring both criminal activity and rules violations in HOA common areas. These cameras are operable at all times and are not installed in areas where homeowners may have a reasonable expectation of privacy (aka, their individual unit). We hope this clears up any misconceptions as to the reasoning and the legality of installing a video system for our homeowners.

On behalf of Management and Council, we hope to see you all at the pool where everyone can enjoy the wonderful work the staff did in getting the pool repaired, painted, and ready for the 2016 season.

Sincerely,

*Paul C. Rizzo*

Paul C. Rizzo, President  
Mountain Villas Association