

Ski Trails Condo Association

Front Door Lock Policy

Draft, in progress, revised 10. 8.18

Background

As part of the 2016-17 front door replacement project, the Ski Trails Condo Association also replaced all of the front door locks with a Yale keypad lock. This lock enables owners to program up to 100 codes that allow people to unlock the door without a physical key. A physical key was also provided, which allows owners to unlock the door in case of a failure of the electronic keypad.

There are actually two different models of the Yale lock: the “base” model and an “upgraded” model that includes Z-Wave capabilities. Z-Wave is a wireless standard designed for home automation products. When combined with a Z-Wave controller, a Z-Wave enabled Yale lock can be controlled remotely over the Internet, allowing owners to unlock the door or reprogram access codes remotely.

Owners who were on the Northstar Rental Program at the time of the door replacement received the Z-Wave enabled model. Owners not on the Northstar program received the base model. Note that the base model can be upgraded at any time by adding an optional Z-Wave module.

The Association selected this particular model lock in large part because the Northstar Rental program was seeking to standardize the locks on all of its rental units (across all Northstar properties), and had selected this Yale model because of its Z-Wave capabilities.

The Association recognizes that not all owners will be satisfied with the choice of the Yale keypad model. Some owners may prefer a traditional lock without a keypad. Some have expressed dissatisfaction in how codes are programmed and entered on the Yale lock. Some have experienced a failure of the Yale lock within the first year of its installation, and would prefer to replace it with a different model lock.

To accommodate owners who wish to replace the Yale lock that came with your door, the Association has developed this policy to provide alternative options.

Owner Responsibility

While the Association paid for the Yale locks as part of the door replacement project, the locks are the property and responsibility of each owner. If a lock fails, for example, the owner is responsible for replacing it.

For owners on the Northstar Rental Program, Northstar's current policy is to repair or replace the locks on behalf of the owner, although this may change in the future. Please contact Northstar for its most recent policy if you have any questions.

Association Responsibility

The locks are part of what is known as an "exclusive use common area" as described by our CC&Rs – they are partially located outside of each unit in a common area (the exterior of the door in the landing between units), which is shared by all owners, yet each lock serves the interest of just one owner. As a result, the Association has the authority and a compelling interest to control what locks are installed. The objective is to create visual harmony and consistency on the exterior of our buildings.

This policy describes several models of locks that the Association has determined achieves this objective.

Approved Lock Options

If your need or wish to replace your lock, the following options have been approved by the Association. Note the links and prices are likely to change as this document ages.

1. Yale Real Living Keyless Push Button Lever Lock in Oil Rubbed Bronze Base (non-Z-Wave) model: YRL210-NR-0BP
\$163

<https://www.amazon.com/dp/B00BA1CYNE/>

Z-Wave enabled model: YRL210-ZW-0BP
\$218

<https://www.amazon.com/dp/B00BA1CYIO/>

This is a direct replacement for the lockset that was originally installed. In addition to the base model, there is a Z-Wave option for remote management.

2. Schlage Camelot Keypad Lock, Aged Bronze Accent Base (non-Z-Wave) model: FE575 CAM 716 ACC
\$105

<https://www.amazon.com/Schlage-FE575-CAM-716-ACC/dp/B002HMZM66>

Z-Wave enabled model: FE599NX CAM 716
\$215

<https://www.amazon.com/Schlage-FE599NX-Camelot-Accent-Keypad/dp/B00X5XPXXI/>

The "base" (non-Z-Wave) model may be available locally in stock at Mountain Hardware, and is typically available in stock at most large hardware and home improvement stores. This is the model lock that is installed on our laundry room

doors. It also comes in a Z-Wave-enabled version, although this is typically not stocked locally and must be ordered.

3. Schlage Camelot Keyed Entry Lever, Aged Bronze Accent

Model: F51A ACC 716 CAM

\$60

<https://www.amazon.com/Schlage-F51A-ACC-716-CAM/dp/B00K52R5W4>

This is the option for owners who wish to have a traditional keyed (non-electronic) lock.

4. Schlage Camelot Deadbolt, Aged Bronze Accent

This is an option for users who want a full deadbolt. It must be combined with a matching entry lever.

Deadbolt: Model BE365VCAM716, \$90:

https://www.amazon.com/Schlage-BE365VCAM716-Camelot-Keypad-Deadbolt/dp/B000NJDRDA/ref=sr_1_3

Lever: Schlage Camelot Trim Lever, Aged Bronze, model F10 ACC 716 CAM, \$30

https://www.amazon.com/Schlage-F10-ACC-716-CAM/dp/B005DX6GRA/ref=pd_bxgy_60_img_2

Other Options

The Board will consider other lock models on a case-by-case basis if it can be demonstrated that none of the above options will work. However, the locks should be a Yale or Schlage model, in oil rubbed bronze (Yale) or aged bronze (Schlage), and match the general size of the above options. We recommend only those locks with physical buttons; touchscreen models were tested and were found to be difficult to operate, particularly with gloved hands.

