



PRELIMINARY IMPROVEMENT PLAN OPINION SURVEY REPORT



RIVER VALLEY RANCH

RIVER VALLEY RANCH
CARBONDALE, COLORADO
SEPTEMBER 2023

PREPARED BY:
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EXECUTIVE SUMMARY

PARTICIPATION

The Opinion Survey followed a series of informational meetings at River Valley Ranch (RVR) outlining the rationale, features, components, and financial model supporting the 2023 Preliminary Improvement Plan. The survey was embedded in a project booklet containing the same information that was presented at the meetings. The purpose of the survey was to test the importance of the strategies and projects included in the Preliminary Improvement Plan, the satisfaction with the funding plan and the preference for funding options, and how homeowners would likely vote if the proposal was put to a vote.

Participation in the survey was good, with 59% (324 of 548 households) of all eligible voting homeowners returning a survey for tabulation. With such a high rate of participation, the results represent the attitudes of all homeowners within a small range of error. For percentage responses, chances are 19 in 20 (95% confidence) that if all eligible homeowners had participated, it is likely that the values would not vary by more than $\pm 3\%$. For mean values, the margin of error is ± 0.2 .

REGARDING IMPORTANCE AND SATISFACTION WITH THE IMPROVEMENT PLAN

The Preliminary Improvement Plan, prepared by the Long Range Planning Committee, included improvements to the Ranch House, pool area, overall site and maintenance area. The Preliminary Plan was presented to homeowners with associated cost and a proposed funding solution. Residents of RVR have a positive opinion of the Preliminary Improvement Plan. Sixty percent (60%) of respondents are satisfied with the Plan, while 17% assigned a “neutral” rating to the Plan. Only 23% are dissatisfied with the Plan.

Six of the 15 components of the Preliminary Improvement Plan are important/very important to at least half of the respondents. These include: replacing the pool deck and tile at the pool area (77% rating important), refresh and improve the Ranch House (68% rating important), improve the pool complex (66% rating important), rebuild and relocate the maintenance buildings (53% rating important), new furnishings at the pool area (52% rating important) and refreshing the interior décor at the Ranch House (50% rating important). These are core components of the Plan that should be the central elements of any final improvement proposal.



The other improvements that gained support from a plurality include a new indoor/outdoor bar at the Ranch House (46% rating important), new indoor/outdoor bar at the pool area (45% rating important), new restrooms at the Ranch House (44% rating important) and a new mailroom (43% rating important). While there is support for new pool cubbies, outdoor showers and family changing rooms at both the Ranch House (43% rating important) and pool area (42% rating important), these two improvements are much more important to newer residents, with 64% and 62%, respectively, rating these additions important. In addition, these newer residents place higher importance on many of the proposed improvements. This is an important segment of the community, as they best represent what a potential new resident is looking for in a community like RVR.

Respondents were also asked to state the likelihood they would support the Plan if certain improvements that were eliminated during the planning process were included, such as an expanded fitness room, larger room for exercise classes, pickleball courts and a new Tennis Shop. Just under half (47%) stated they are very-to-somewhat likely to support the Plan if any of the four projects were included. Support is stronger among younger (58% of those under age 65) and newer residents (73% who have owned property for at least two years). With this mixed level of support, there is no urgency to include any of these projects in a near-term proposal, should there be one, but most of them should be kept alive in a Master Plan concept for future development.

Based on the survey results, it seems as if it would be appropriate for the Community to propose an Improvement Plan that includes the top six projects and several of the plurality projects, especially those that align with the top priority work, such as bar improvements that would fit with work being done in the Ranch House. This type of plan focused on the highest-priority projects at a price point supported by most homeowners makes for strong voting endorsements and successful projects.

THE FUNDING PLAN

As expected, the funding plan is a key factor behind homeowner support or opposition. Sixty-two percent (62%) of respondents are satisfied with the proposed funding plan and 14% are neutral. This is a strong result, as in our experience, a neutral rating on a financial question leans more toward support than opposition, so over three-fourths of respondents (76%) are satisfied or do not oppose the funding plan. Twenty-four percent (24%) are dissatisfied with the funding plan. Factors influencing their opinion include length of time to fund the assessment and easing the burden for retirees and younger homeowners.

Of the 196 respondents who are satisfied with the funding plan, most (81%) prefer the \$6,500 assessment option over RVR taking out a loan to be supported by a \$60/month increase in the reserve dues.

Among those who are dissatisfied with the funding plan, about half would be willing to pay something through either an assessment or monthly increase in the reserve dues. The average amount they would be willing to pay are approximately a \$3,300 assessment or a \$45/month monthly increase in the reserve dues.

With a supermajority of homeowners supportive or neutral toward funding the entire Preliminary Plan and many of those who are opposed to the funding the full project supportive of payments near 50% of that amount, it seems homeowners are willing to contribute capital toward a substantial improvement in the community amenities.



REGARDING HOW HOMEOWNERS ARE LIKELY TO VOTE

Just over half (53%) of respondents indicated they would likely vote for the Preliminary Improvement Plan if it was brought to homeowners for a vote as currently structured, while 30% indicated they are likely to vote against it. Seventeen percent (17%) are undecided. If a vote is taken, the choices would be “for” or “against” meaning the undecided group will have to make a choice. If that group would split like the balance of the membership, the vote could be in the range of 60% for and 40% opposed. While positive, this suggests that the homeowners are inclined to support a major improvement plan, but it may be necessary to adjust the scope or funding plan to get to the level where a more substantial majority of homeowners supports the Plan. As noted earlier, a proposal inclusive of the top six projects and associated work with plurality support, seems like it would find strong support among the Community. This would include portions of the Ranch House concepts, pool and relocating the maintenance facilities has potential to garner the highest amount of homeowner support. As the assessment funding option was the favored option among respondents, RVR will need a majority of a quorum (60% of homeowners) for an assessment to be approved. When a final project is brought to the membership, it will be critical for leadership to get residents to come out and vote.

SUMMING UP

A majority (52%) of RVR homeowners indicate they would support the Preliminary Improvement Plan as currently configured and 30% of homeowners are opposed to the Plan. On the financial front, most homeowners either support or are neutral toward the funding plan while only a quarter are opposed to the recommended funding plan. This indicates that the leadership is on the right track and that the program should move forward with some minor adjustments to the scope of the plan and the associated funding plan, potentially including spreading out the assessment payment longer. Once completed, the results of the review and the final proposal should be clearly explained to the residents and scheduled for a vote.

Thank you for the opportunity to help assist RVR in communicating and testing this proposal. It clearly sits well with most residents and is the basis for the evolution of River Valley Ranch.

Respectfully submitted,

Frank J. Vain
President

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RESULTS AND ANALYSIS

*The following is a summary of the survey results and
McMahon Community Consultant's interpretation of the results:*

Question 1. Which of the following sources have you relied on to become familiar with the Preliminary Improvement Plan? (Please mark all that apply.)

Information Sources	%
Read the project booklet	87%
Attended one of the on-site meetings at RVR on August 9 th or 10 th	35%
Watched a recording of the presentation on the Club's website	12%



Question 2. Approximately how often do you (or other members of your family) use the following facilities or participate in the following activities?

Club Activities & Facilities	Not At All	Less Than Once a Month	About Once a Month	About Once a Week	2 or More Times a Week
Tennis courts	67%	13%	4%	4%	12%
Fitness classes	54%	19%	5%	9%	13%
Lap pool	48%	18%	11%	9%	14%
Great Room	39%	31%	16%	9%	5%
Weight room	33%	19%	12%	17%	19%
Ranch House (Club activities, meetings, etc.)	27%	33%	16%	10%	14%
Recreation pool	26%	25%	17%	12%	20%
Ranch House (mail, coffee bar, etc.)	10%	11%	7%	16%	56%
Mailroom	5%	5%	5%	17%	68%

PLAN GOALS

Question 3. Please rate the importance of the following planning goals and considerations for improving the RVR experience: (5=Very Important, 1=Very Unimportant)

Planning Goals and Considerations	Mean Rating	% Rating Important	% Rating Unimportant
Restore conditions by addressing the wear and dating built up over time	4.4	91%	3%
Support home values by having attractive and up-to-date amenities	3.9	68%	13%
Align aspirational and obligatory projects within a comprehensive plan	3.8	70%	13%
Have facilities that match the growth in the community	3.7	65%	13%
Support and enhance our sense of community	3.7	64%	14%
Increase the number of homeowners using the amenities	2.9	26%	35%

All but one of the planning goals is important to a majority of the respondents. Newer property owners (bought within the last two years) place higher importance on supporting home values with attractive and updated amenities (85% rating important) and having the facilities that match the growth of the community (80% rating important).



PLAN COMPONENTS

Question 4. Please rate the importance of the following components of the Preliminary Improvement Plan to you and the Club: (5=Very Important, 1=Very Unimportant)

The Plan components important to at least 50% of respondents are shaded and in bold. Components important to 41% to 46% of respondents are just bolded.

Preliminary Improvement Plan Components	Mean Rating	% Rating Important	% Rating Unimportant
SITE/OVERALL IMPROVEMENTS			
Refreshed and improved Ranch House	3.7	68%	17%
Improved pool complex	3.7	66%	16%
Relocated/rebuilt maintenance buildings	3.2	41%	23%
Renovated Tennis House	2.7	27%	39%
RANCH HOUSE IMPROVEMENTS			
Refreshed interior décor	3.3	50%	25%
New indoor/outdoor bar	3.1	46%	33%
New restrooms	3.1	44%	30%
New pool cubbies, outdoor showers and family changing room	3.1	43%	30%
New Mailroom	3.0	43%	37%
Reconfigured and refreshed administrative spaces	2.9	31%	29%
POOL AREA IMPROVEMENTS			
Replace pool deck and tile	4.0	77%	9%
New furnishings	3.4	52%	20%
New indoor/outdoor bar	3.2	45%	30%
New Pool cubbies, outdoor showers and family changing room	3.1	42%	33%
MAINTENANCE BUILDINGS			
Rebuild and relocate the maintenance buildings to provide a safe, efficient and proper work area and storage facility for Community upkeep	3.4	53%	16%



Some of the components are of higher importance to specific segments of respondents than they are to the entire group:

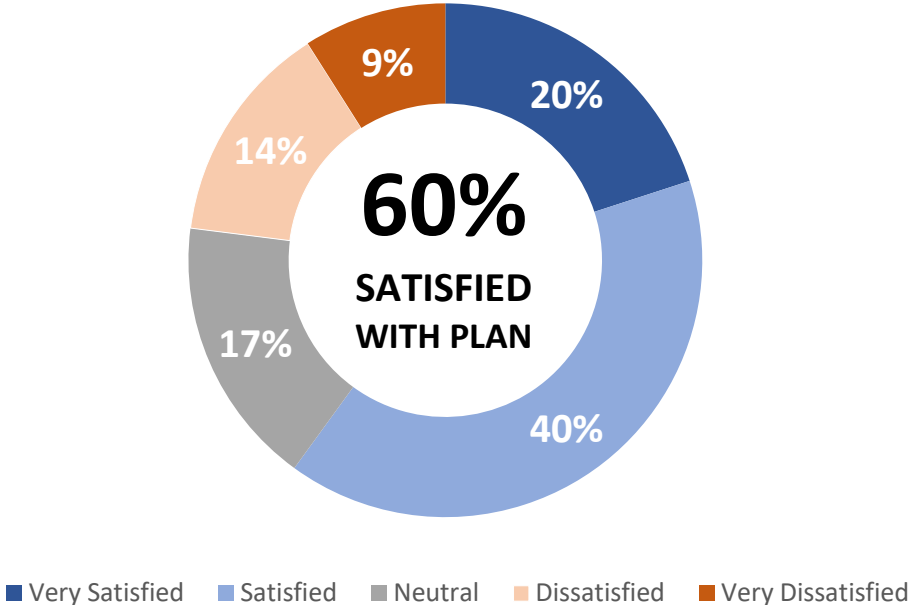
Plan Components	% All Rating Important	Elevated Importance Percentages	
		Group	% of Group Rating Important
Refreshed and improved Ranch House	68%	RVR Not Primary Residence	83%
		Owner 5 Years or Less	75%
Improved pool complex	65%	Owner 5 Years or Less	74%
Rebuild and relocate the maintenance buildings to provide a safe, efficient and proper work area and storage facility for Community upkeep	53%	Over Age 75	64%
New furnishings (at Pool Area)	52%	RVR Not Primary Residence	67%
		Owner 2 Years or Less	61%
		Age 56 to 65	61%
Refreshed interior décor (at Ranch House)	50%	Age 56 to 65	63%
		Owner 2 Years or Less	62%
		RVR Not Primary Residence	62%
New indoor/outdoor bar (at Ranch House)	46%	Owner 2 Years or Less	61%
		RVR Not Primary Residence	61%
New indoor/outdoor bar (at Pool Area)	45%	Owner 2 Years or Less	59%
		RVR Not Primary Residence	59%
New restrooms (at Ranch House)	44%	Owner 2 Years or Less	59%
New pool cubbies, outdoor showers and family changing room (at Ranch House)	43%	Owner 2 Years or Less	64%
		Owner 6 to 10 Years	51%
New Mailroom	43%	Over Age 75	57%
		Owner 5 Years or Less	53%
New Pool cubbies, outdoor showers and family changing room (at Pool Area)	42%	Owner 2 Years or Less	62%
		Over Age 75	54%
		RVR Not Primary Residence	52%



Among the 54 respondents who are undecided as to how they would vote on the Preliminary Improvement Plan, the components most important to this group of homeowners include:

Component	Undecided Homeowners	
	% Rating Important	% Rating Unimportant
Refreshed and improved Ranch House	61%	13%
Improved pool complex	59%	15%
New furnishings (Pool Area)	48%	11%
Rebuild and relocate the maintenance buildings to provide a safe, efficient and proper work area and storage facility for Community upkeep	46%	11%

Question 5. Please indicate your overall satisfaction with the Preliminary Improvement Plan:





Question 6. Please provide any comments or suggestions you have about the plan goals and solutions for the Preliminary Improvement Plan:

Comments found in the Comments & Suggestions section of this report include:

- *Job well done. Thanks for all the hard work.*
- *I don't see the need for a remodeled mailroom. I think the current mailroom is fine.*
- *Appreciate the comprehensiveness of the Plan. However, we look forward to seeing a scaled-down version with options. We think that there are excessive expenditures that need to be modified.*
- *Generally, well thought-out and comprehensive. Goes a little further than necessary, more amenities, more staff, more upkeep, more cost.*
- *We need to find more ways to reduce spending and make the most of what we have while, of course, spending reserves on necessary, gradual improvements.*
- *Excellent presentation by e-mail. It covered all my concerns. Thank you!*

Question 7. During the planning process, several improvements were considered but not included in the Preliminary Improvement Plan presented to homeowners. These improvements include:

- *An expanded fitness room*
- *Larger room for exercise classes*
- *Pickleball courts*
- *New Tennis Shop*

What is the likelihood you would support the Plan if any of the above projects (with their costs and funding) were included in a final Plan?

Plan Support	%
Very Likely	18%
Somewhat Likely	29%
Somewhat Unlikely	20%
Very Unlikely	33%

Forty-seven percent (47%) of respondents are very-to-somewhat likely to support the Plan if any of the four additional improvements were included in a final plan. Support is stronger among younger and newer property owners, with 58% of respondents under age 65 very-to-somewhat likely and 73% of respondents who have owned property for at least two years very-to-somewhat likely.



FUNDING PLAN

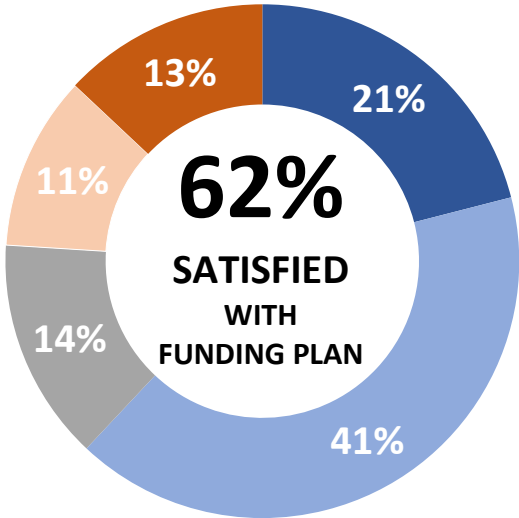
The financial model offers homeowners two options for funding their portion of the improvement plan:

1. Assessment – All homeowners assessed a flat amount. Immediate and three-year payment options.
2. Loan Supported by Increased Reserve Dues – Take out a loan and repay over time through an increase in monthly reserve dues.

Additional details about the funding options are provided in the booklet and presentation. For easy reference in answering these questions, the highlights of the two options are:

Option One: Assessment	Option Two: HOA Loan
<ul style="list-style-type: none"> • All homes assessed \$6,500 • Payable in lump sum or up to 3 years <ul style="list-style-type: none"> • Upon Approval: \$2,600 • Year Two: \$1,950 • Year Three: \$1,950 • Assessment settled at closing if house sold prior to full payment • Approval required only from a majority of a quorum (quorum equals 60% of homeowners) 	<ul style="list-style-type: none"> • RVR borrows up to \$3.6 million • Assume 15-year term and 7% interest rate • Reserve portion of monthly dues increased \$60/month to pay principal and interest on the loan • Projects could begin after permitting – likely 2025 • Requires voting approval from 50% + 1 of all eligible voters (277 total “yes” votes)

Question 8A. Please indicate your overall satisfaction with the proposed Funding Plan:



■ Very Satisfied ■ Satisfied ■ Neutral ■ Dissatisfied ■ Very Dissatisfied



Satisfaction with the funding plan is good, with 62% satisfied. Satisfaction varies by age and how long respondents have owned property as shown below:

Satisfaction with Funding Plan	Age		Property Ownership			
	Under 66	66 and Over	Under 3 Years	3 to 5 Years	6 to 10 Years	Over 10 Years
Very Satisfied/Satisfied	58%	70%	76%	66%	59%	54%
Neutral	16%	12%	7%	17%	14%	18%
Dissatisfied/Very Dissatisfied	26%	18%	17%	17%	27%	28%

Among the 54 homeowners who are undecided as to how they would vote on the Plan, 52% are satisfied and 20% are dissatisfied with the proposed funding plan.

Question 8B. If you are satisfied with the proposed funding plan, which payment option would you select?

Payment Options	%
Option One: \$6,500 assessment payable over three years	81%
Option Two: HOA loan supported by \$60 monthly increase in reserve dues	19%

Among those who are satisfied with the proposed funding plan (196 respondents), a supermajority (81%) favor Option One of an assessment payable over three years.

Question 8C. If you are not satisfied with the funding plan, please respond to the following: Knowing that each homeowner would need to pay either a \$6,500 assessment or a \$60 monthly increase in the reserve dues to support a \$3.67 million plan as outlined, what is the maximum amount you would be willing to pay to fund an improvement plan in either an upfront assessment or a monthly increase to the reserve dues?

Of the 75 respondents to the “upfront assessment” option, 55% would be willing to pay an upfront assessment. Among the respondents willing to pay at least some amount, the average upfront assessment they would be willing to pay is \$3,337. The median amount is \$3,000.

Of the 77 respondents to the “monthly increase to reserve dues” option, 51% would be willing to pay a monthly increase to the reserve dues. Among the respondents willing to pay at least some amount, the average monthly increase they would be willing to pay is \$46/month. The median increase is \$40/month.



Question 9. Please provide any comments or suggestions you have about the proposed funding plan:

Comments found in the Comments & Suggestions section of this report include:

- *These are a burden for young homeowners and some retirees who purchased before the increase in values.*
- *Could the assessment be spread over 4 years to reduce the annual burden?*
- *Would pay one-time assessment. Do not support taking a loan for the funding.*
- *The proposed funding plan seems very fair. Would advocate for flexibility in payments for those who might need it.*
- *Need more community input.*

HOW LIKELY TO VOTE

Question 10A. If the Community held a vote on the Preliminary Improvement Plan as currently structured (conceptual design and funding proposal), how would you likely vote?

Vote	%
Would likely vote FOR the Plan	53%
Would likely vote AGAINST the Plan	30%
Undecided	17%

Over half (53%) of respondents stated they would vote for the Plan. Newer residents are more supportive of the Plan than longer-tenured residents as shown below:

Likely to Vote	Property Ownership			
	Under 3 Years	3 to 5 Years	6 to 10 Years	Over 10 Years
For	70%	61%	46%	43%
Against	22%	31%	34%	31%
Undecided	8%	8%	20%	26%



Question 10B. If you would likely vote AGAINST the Preliminary Improvement Plan or you are UNDECIDED, please explain:

Comments found in the Comments & Suggestions section of this report include:

- *Too much extra cost.*
- *A simpler solution for the mailroom would be preferred before moving forward with a "yes."*
- *There is nothing in this plan that increases my property value.*
- *I would like to see a more detailed assessment of the improvements and some hard costs before I could vote on any improvements.*
- *A number of the components of the improvement plan are unnecessary and represent unnecessary costs to those who will not benefit.*
- *We would like to see a scaled-back version emphasizing the truly needed maintenance/improvements.*

ABOUT YOU

Question 11. What is your age category?

Age Category	%
Under 36	2%
36 to 45	12%
46 to 55	14%
56 to 65	22%
66 to 75	29%
Over 75	21%

Question 12. How long have you owned property in River Valley Ranch?

Property Ownership	%
Less than 1 year	7%
1 to 2 years	15%
3 to 5 years	19%
6 to 10 years	26%
11 to 20 years	23%
More than 20 years	10%



Question 13. Which Neighborhood do you live in?

Neighborhood	%
Custom Homes	57%
The Settlement	15%
Old Town	13%
The Boundary	7%
Crystal Bluffs	4%
The Fairways (Twenty Four)	4%

Question 14. Do you consider River Valley Ranch to be your primary residence?

Primary Residence	%
Yes	77%
No	23%

Question 15. Which of the following best describes your annual residency at River Valley Ranch

Annual Residency	%
Full-time (9-12 months)	71%
Seasonal (6-8 months)	10%
Part-time (3-6 months)	9%
Part-time (1-3 months)	4%
Part-time (visit periodically throughout the year)	6%

Question 16. Do you have any children under age 18 living in your home?

Children Under 18	%
Yes	23%
No	77%

2. [continued] Approximately how often do you (or other members of your family) use the following facilities or participate in the following activities?

	Overall 324	AGE				PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE																		
		Under 56 28.2%, 87	56 to 65 21.7%, 67	66 to 75 28.8%, 89	Over 75 21.4%, 66	Under 3 years 22.9%, 72	3 to 5 years 18.7%, 59	6 to 10 years 25.7%, 81	Over 10 years 32.7%, 103	Yes 22.5%, 69	No 77.5%, 238	Yes 76.6%, 236	No 23.4%, 72	For 52.5%, 167	Against 30.5%, 97	Undecided 17.0%, 54																
Great Room																																
Not At All	39.4%	123	44.7%	38	41.8%	28	35.7%	30	32.8%	21	29.0%	20	37.5%	21	49.4%	40	38.4%	38	38.8%	26	38.5%	89	38.1%	88	42.6%	29	31.7%	51	46.3%	44	50.0%	26
< Once/month	31.4%	98	35.3%	30	26.9%	18	34.5%	29	29.7%	19	29.0%	20	37.5%	21	29.6%	24	33.3%	33	35.8%	24	31.2%	72	32.5%	75	29.4%	20	32.9%	53	29.5%	28	32.7%	17
About once/month	15.7%	49	15.3%	13	10.4%	7	19.0%	16	18.8%	12	21.7%	15	14.3%	8	13.6%	11	14.1%	14	17.9%	12	15.6%	36	16.0%	37	16.2%	11	19.3%	31	14.7%	14	5.8%	3
About once/week	8.7%	27	3.5%	3	14.9%	10	7.1%	6	12.5%	8	13.0%	9	7.1%	4	4.9%	4	10.1%	10	6.0%	4	10.0%	23	9.1%	21	8.8%	6	11.8%	19	4.2%	4	7.7%	4
2+ times/week	4.8%	15	1.2%	1	6.0%	4	3.6%	3	6.3%	4	7.2%	5	3.6%	2	2.5%	2	4.0%	4	1.5%	1	4.8%	11	4.3%	10	2.9%	2	4.3%	7	5.3%	5	3.8%	2
Totals	100.0%	312	100.0%	85	100.0%	67	100.0%	84	100.0%	64	100.0%	69	100.0%	56	100.0%	81	100.0%	99	100.0%	67	100.0%	231	100.0%	231	100.0%	68	100.0%	161	100.0%	95	100.0%	52
Mailroom																																
Not At All	4.8%	15	9.4%	8	4.5%	3	3.4%	3	0.0%	0	6.0%	4	8.5%	5	3.7%	3	3.0%	3	5.9%	4	3.4%	8	1.3%	3	14.5%	10	4.3%	7	5.3%	5	5.7%	3
< Once/month	4.8%	15	7.1%	6	4.5%	3	5.7%	5	1.6%	1	9.0%	6	5.1%	3	3.7%	3	3.0%	3	7.4%	5	3.9%	9	0.4%	1	20.3%	14	5.5%	9	5.3%	5	1.9%	1
About once/month	5.1%	16	2.4%	2	6.0%	4	6.8%	6	3.1%	2	3.0%	2	5.1%	3	4.9%	4	5.9%	6	2.9%	2	5.2%	12	1.3%	3	15.9%	11	5.5%	9	5.3%	5	1.9%	1
About once/week	16.8%	53	27.1%	23	22.4%	15	5.7%	5	14.1%	9	25.4%	17	13.6%	8	11.1%	9	17.8%	18	25.0%	17	14.6%	34	18.9%	44	13.0%	9	15.2%	25	24.5%	23	9.4%	5
2+ times/week	68.6%	216	54.1%	46	62.7%	42	78.4%	69	81.3%	52	56.7%	38	67.8%	40	76.5%	62	70.3%	71	58.8%	40	73.0%	170	78.1%	182	36.2%	25	69.5%	114	59.6%	56	81.1%	43
Totals	100.0%	315	100.0%	85	100.0%	67	100.0%	88	100.0%	64	100.0%	67	100.0%	59	100.0%	81	100.0%	101	100.0%	68	100.0%	233	100.0%	233	100.0%	69	100.0%	164	100.0%	94	100.0%	53
Weight room																																
Not At All	33.3%	104	23.3%	20	26.9%	18	32.6%	28	54.1%	33	22.1%	15	35.6%	21	33.8%	27	38.8%	38	17.6%	12	37.0%	85	31.9%	73	40.0%	28	33.3%	54	33.7%	32	33.3%	17
< Once/month	18.3%	57	22.1%	19	20.9%	14	14.0%	12	18.0%	11	19.1%	13	10.2%	6	25.0%	20	17.3%	17	22.1%	15	17.4%	40	16.6%	38	24.3%	17	22.2%	36	11.6%	11	19.6%	10
About once/month	12.2%	38	10.5%	9	11.9%	8	17.4%	15	6.6%	4	7.4%	5	15.3%	9	13.8%	11	12.2%	12	16.2%	11	11.3%	26	12.7%	29	11.4%	8	12.3%	20	10.5%	10	13.7%	7
About once/week	17.3%	54	18.6%	16	23.9%	16	12.8%	11	14.8%	9	26.5%	18	16.9%	10	16.3%	13	12.2%	12	23.5%	16	15.2%	35	16.6%	38	15.7%	11	16.7%	27	20.0%	19	13.7%	7
2+ times/week	18.9%	59	25.6%	22	16.4%	11	23.3%	20	6.6%	4	25.0%	17	22.0%	13	11.3%	9	19.4%	19	20.6%	14	19.1%	44	22.3%	51	8.6%	6	15.4%	25	24.2%	23	19.6%	10
Totals	100.0%	312	100.0%	86	100.0%	67	100.0%	86	100.0%	61	100.0%	68	100.0%	59	100.0%	80	100.0%	98	100.0%	68	100.0%	230	100.0%	229	100.0%	70	100.0%	162	100.0%	95	100.0%	51
Fitness classes																																
Not At All	54.5%	170	53.5%	46	39.4%	26	52.3%	45	69.8%	44	47.8%	32	54.2%	32	56.3%	45	57.0%	57	52.9%	36	53.7%	124	53.5%	123	55.7%	39	46.3%	75	69.5%	66	52.9%	27
< Once/month	18.9%	59	30.2%	26	30.3%	20	11.6%	10	3.2%	2	23.9%	16	18.6%	11	17.5%	14	17.0%	17	32.4%	22	15.2%	35	16.5%	38	27.1%	19	21.6%	35	16.8%	16	13.7%	7
About once/month	5.1%	16	5.8%	5	7.6%	5	7.0%	6	0.0%	0	9.0%	6	8.5%	5	3.8%	3	2.0%	2	7.4%	5	4.8%	11	5.7%	13	4.3%	3	7.4%	12	3.2%	3	2.0%	1
About once/week	9.0%	28	4.7%	4	15.2%	10	8.1%	7	11.1%	7	10.4%	7	1.7%	1	11.3%	9	11.0%	11	5.9%	4	10.4%	24	10.9%	25	4.3%	3	12.3%	20	2.1%	2	11.8%	6
2+ times/week	12.5%	39	5.8%	5	7.6%	5	20.9%	18	15.9%	10	9.0%	6	16.9%	10	11.3%	9	13.0%	13	1.5%	1	16.0%	37	13.5%	31	8.6%	6	12.3%	20	8.4%	8	19.6%	10
Totals	100.0%	312	100.0%	86	100.0%	66	100.0%	86	100.0%	63	100.0%	67	100.0%	59	100.0%	80	100.0%	100	100.0%	68	100.0%	231	100.0%	230	100.0%	70	100.0%	162	100.0%	95	100.0%	51

2. [continued] Approximately how often do you (or other members of your family) use the following facilities or participate in the following activities?

	Overall		AGE				PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE																	
	324		Under 56 28.2%, 87	56 to 65 21.7%, 67	66 to 75 28.8%, 89	Over 75 21.4%, 66	Under 3 years 22.9%, 72	3 to 5 years 18.7%, 59	6 to 10 years 25.7%, 81	Over 10 years 32.7%, 103	Yes 22.5%, 69	No 77.5%, 238	Yes 76.6%, 236	No 23.4%, 72	For 52.5%, 167	Against 30.5%, 97	Undecided 17.0%, 54															
Recreation pool																																
Not At All	26.0%	81	9.3%	8	32.8%	22	27.9%	24	36.1%	22	10.4%	7	27.1%	16	27.2%	22	35.7%	35	5.9%	4	31.7%	73	29.1%	67	15.9%	11	21.0%	34	31.6%	30	33.3%	17
< Once/month	25.0%	78	15.1%	13	31.3%	21	25.6%	22	34.4%	21	13.4%	9	28.8%	17	25.9%	21	30.6%	30	11.8%	8	29.6%	68	23.0%	53	33.3%	23	25.9%	42	24.2%	23	23.5%	12
About once/month	16.7%	52	17.4%	15	20.9%	14	15.1%	13	14.8%	9	23.9%	16	20.3%	12	17.3%	14	9.2%	9	14.7%	10	17.8%	41	14.8%	34	23.2%	16	21.0%	34	11.6%	11	11.8%	6
About once/week	12.2%	38	15.1%	13	10.4%	7	15.1%	13	4.9%	3	25.4%	17	6.8%	4	7.4%	6	10.2%	10	14.7%	10	10.9%	25	11.7%	27	14.5%	10	13.6%	22	13.7%	13	5.9%	3
2+ times/week	20.2%	63	43.0%	37	4.5%	3	16.3%	14	9.8%	6	26.9%	18	16.9%	10	22.2%	18	14.3%	14	52.9%	36	10.0%	23	21.3%	49	13.0%	9	18.5%	30	18.9%	18	25.5%	13
Totals	100.0%	312	100.0%	86	100.0%	67	100.0%	86	100.0%	61	100.0%	67	100.0%	59	100.0%	81	100.0%	98	100.0%	68	100.0%	230	100.0%	230	100.0%	69	100.0%	162	100.0%	95	100.0%	51
Lap pool																																
Not At All	47.4%	147	41.2%	35	39.4%	26	50.6%	43	61.3%	38	40.3%	27	54.2%	32	43.8%	35	51.5%	50	36.4%	24	50.9%	117	51.1%	117	38.2%	26	47.2%	76	45.3%	43	54.0%	27
< Once/month	18.4%	57	20.0%	17	21.2%	14	16.5%	14	19.4%	12	13.4%	9	22.0%	13	16.3%	13	22.7%	22	19.7%	13	18.7%	43	15.7%	36	29.4%	20	19.9%	32	17.9%	17	16.0%	8
About once/month	10.6%	33	16.5%	14	16.7%	11	7.1%	6	0.0%	0	17.9%	12	8.5%	5	12.5%	10	4.1%	4	21.2%	14	7.4%	17	8.7%	20	14.7%	10	11.2%	18	14.7%	14	0.0%	0
About once/week	9.4%	29	10.6%	9	7.6%	5	8.2%	7	8.1%	5	13.4%	9	5.1%	3	10.0%	8	9.3%	9	10.6%	7	8.3%	19	9.2%	21	7.4%	5	7.5%	12	12.6%	12	10.0%	5
2+ times/week	14.2%	44	11.8%	10	15.2%	10	17.6%	15	11.3%	7	14.9%	10	10.2%	6	17.5%	14	12.4%	12	12.1%	8	14.8%	34	15.3%	35	10.3%	7	14.3%	23	9.5%	9	20.0%	10
Totals	100.0%	310	100.0%	85	100.0%	66	100.0%	85	100.0%	62	100.0%	67	100.0%	59	100.0%	80	100.0%	97	100.0%	66	100.0%	230	100.0%	229	100.0%	68	100.0%	161	100.0%	95	100.0%	50
Tennis courts																																
Not At All	67.0%	209	59.3%	51	55.2%	37	71.4%	60	82.5%	52	51.5%	35	71.2%	42	74.7%	59	69.7%	69	48.5%	33	72.6%	167	68.6%	157	61.4%	43	60.5%	98	75.8%	72	74.5%	38
< Once/month	13.5%	42	19.8%	17	19.4%	13	11.9%	10	1.6%	1	26.5%	18	6.8%	4	11.4%	9	10.1%	10	25.0%	17	10.0%	23	10.5%	24	22.9%	16	14.8%	24	11.6%	11	11.8%	6
About once/month	3.5%	11	8.1%	7	3.0%	2	2.4%	2	0.0%	0	7.4%	5	5.1%	3	1.3%	1	2.0%	2	8.8%	6	1.7%	4	3.1%	7	5.7%	4	4.9%	8	3.2%	3	0.0%	0
About once/week	3.5%	11	3.5%	3	3.0%	2	2.4%	2	4.8%	3	4.4%	3	1.7%	1	1.3%	1	5.1%	5	4.4%	3	3.0%	7	3.9%	9	1.4%	1	4.3%	7	3.2%	3	0.0%	0
2+ times/week	12.5%	39	9.3%	8	19.4%	13	11.9%	10	11.1%	7	10.3%	7	15.3%	9	11.4%	9	13.1%	13	13.2%	9	12.6%	29	14.0%	32	8.6%	6	15.4%	25	6.3%	6	13.7%	7
Totals	100.0%	312	100.0%	86	100.0%	67	100.0%	84	100.0%	63	100.0%	68	100.0%	59	100.0%	79	100.0%	99	100.0%	68	100.0%	230	100.0%	229	100.0%	70	100.0%	162	100.0%	95	100.0%	51

3. Please rate the importance of the following planning goals and considerations for improving the RVR experience:

	Overall 324	AGE				PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE							
		Under 56 28.2%, 87	56 to 65 21.7%, 67	66 to 75 28.8%, 89	Over 75 21.4%, 66	Under 3 years 22.9%, 72	3 to 5 years 18.7%, 59	6 to 10 years 25.7%, 81	Over 10 years 32.7%, 103	Yes 22.5%, 69	No 77.5%, 238	Yes 76.6%, 236	No 23.4%, 72	For 52.5%, 167	Against 30.5%, 97	Undecided 17.0%, 54					
Home values																					
Very Important	37.3% 119	33.3% 29	35.8% 24	41.6% 37	43.1% 28	53.5% 38	32.2% 19	32.1% 26	34.3% 35	29.0% 20	41.4% 98	34.9% 82	49.3% 35	58.1% 97	10.6% 10	20.4% 11					
Important	30.4% 97	33.3% 29	32.8% 22	27.0% 24	30.8% 20	31.0% 22	40.7% 24	27.2% 22	26.5% 27	36.2% 25	29.1% 69	30.6% 72	32.4% 23	32.3% 54	18.1% 17	44.4% 24					
Neutral	19.1% 61	17.2% 15	17.9% 12	16.9% 15	24.6% 16	5.6% 4	22.0% 13	23.5% 19	23.5% 24	20.3% 14	18.6% 44	19.1% 45	15.5% 11	6.6% 11	35.1% 33	29.6% 16					
Unimportant	7.5% 24	6.9% 6	7.5% 5	10.1% 9	0.0% 0	4.2% 3	0.0% 0	9.9% 8	11.8% 12	7.2% 5	6.3% 15	8.9% 21	1.4% 1	0.0% 0	24.5% 23	1.9% 1					
Very Unimportant	5.6% 18	9.2% 8	6.0% 4	4.5% 4	1.5% 1	5.6% 4	5.1% 3	7.4% 6	3.9% 4	7.2% 5	4.6% 11	6.4% 15	1.4% 1	3.0% 5	11.7% 11	3.7% 2					
Totals	100.0% 319	100.0% 87	100.0% 67	100.0% 89	100.0% 65	100.0% 71	100.0% 59	100.0% 81	100.0% 102	100.0% 69	100.0% 237	100.0% 235	100.0% 71	100.0% 167	100.0% 94	100.0% 54					
Mean	3.86	3.75	3.85	3.91	4.14	4.23	3.95	3.67	3.75	3.72	3.96	3.79	4.27	4.43	2.91	3.76					
Restore conditions																					
Very Important	49.2% 157	40.2% 35	47.8% 32	58.4% 52	50.8% 33	63.4% 45	37.3% 22	49.4% 40	45.1% 46	42.0% 29	51.5% 122	47.2% 111	57.7% 41	68.9% 115	21.1% 20	35.8% 19					
Important	41.7% 133	46.0% 40	47.8% 32	30.3% 27	46.2% 30	31.0% 22	54.2% 32	40.7% 33	45.1% 46	47.8% 33	40.5% 96	42.6% 100	36.6% 26	28.1% 47	56.8% 54	60.4% 32					
Neutral	6.0% 19	10.3% 9	1.5% 1	5.6% 5	3.1% 2	5.6% 4	6.8% 4	4.9% 4	4.9% 5	8.7% 6	4.2% 10	6.4% 15	4.2% 3	0.6% 1	15.8% 15	3.8% 2					
Unimportant	1.3% 4	0.0% 0	0.0% 0	4.5% 4	0.0% 0	0.0% 0	0.0% 0	2.5% 2	2.0% 2	0.0% 0	1.7% 4	1.3% 3	1.4% 1	0.0% 0	4.2% 4	0.0% 0					
Very Unimportant	1.9% 6	3.4% 3	3.0% 2	1.1% 1	0.0% 0	0.0% 0	1.7% 1	2.5% 2	2.9% 3	1.4% 1	2.1% 5	2.6% 6	0.0% 0	2.4% 4	2.1% 2	0.0% 0					
Totals	100.0% 319	100.0% 87	100.0% 67	100.0% 89	100.0% 65	100.0% 71	100.0% 59	100.0% 81	100.0% 102	100.0% 69	100.0% 237	100.0% 235	100.0% 71	100.0% 167	100.0% 95	100.0% 53					
Mean	4.35	4.20	4.37	4.40	4.48	4.58	4.25	4.32	4.27	4.29	4.38	4.31	4.51	4.61	3.91	4.32					
Projects w/plan																					
Very Important	30.5% 96	26.4% 23	31.3% 21	36.0% 32	27.0% 17	35.2% 25	32.2% 19	30.0% 24	25.0% 25	27.9% 19	31.5% 74	28.4% 66	38.0% 27	45.8% 76	9.7% 9	15.1% 8					
Important	39.0% 123	37.9% 33	40.3% 27	36.0% 32	49.2% 31	40.8% 29	49.2% 29	33.8% 27	38.0% 38	39.7% 27	40.0% 94	40.1% 93	38.0% 27	43.4% 72	28.0% 26	47.2% 25					
Neutral	17.1% 54	25.3% 22	16.4% 11	10.1% 9	17.5% 11	16.9% 12	11.9% 7	18.8% 15	20.0% 20	19.1% 13	16.2% 38	17.2% 40	15.5% 11	7.8% 13	26.9% 25	30.2% 16					
Unimportant	6.3% 20	5.7% 5	4.5% 3	10.1% 9	3.2% 2	5.6% 4	1.7% 1	8.8% 7	8.0% 8	7.4% 5	6.4% 15	7.3% 17	4.2% 3	0.6% 1	18.3% 17	3.8% 2					
Very Unimportant	7.0% 22	4.6% 4	7.5% 5	7.9% 7	3.2% 2	1.4% 1	5.1% 3	8.8% 7	9.0% 9	5.9% 4	6.0% 14	6.9% 16	4.2% 3	2.4% 4	17.2% 16	3.8% 2					
Totals	100.0% 315	100.0% 87	100.0% 67	100.0% 89	100.0% 63	100.0% 71	100.0% 59	100.0% 80	100.0% 100	100.0% 68	100.0% 235	100.0% 232	100.0% 71	100.0% 166	100.0% 93	100.0% 53					
Mean	3.80	3.76	3.84	3.82	3.94	4.03	4.02	3.67	3.62	3.76	3.85	3.76	4.01	4.30	2.95	3.66					

3. [continued] Please rate the importance of the following planning goals and considerations for improving the RVR experience:

	Overall	AGE				PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE		
	324	Under 56 28.2%, 87	56 to 65 21.7%, 67	66 to 75 28.8%, 89	Over 75 21.4%, 66	Under 3 years 22.9%, 72	3 to 5 years 18.7%, 59	6 to 10 years 25.7%, 81	Over 10 years 32.7%, 103	Yes 22.5%, 69	No 77.5%, 238	Yes 76.6%, 236	No 23.4%, 72	For 52.5%, 167	Against 30.5%, 97	Undecided 17.0%, 54
Enhance community																
Very Important	31.3% 99	26.4% 23	31.3% 21	36.8% 32	30.8% 20	37.1% 26	33.9% 20	33.3% 27	22.8% 23	27.5% 19	32.3% 76	30.0% 70	35.2% 25	48.5% 80	4.2% 4	22.6% 12
Important	32.6% 103	33.3% 29	32.8% 22	29.9% 26	38.5% 25	38.6% 27	40.7% 24	22.2% 18	33.7% 34	24.6% 17	35.7% 84	31.8% 74	39.4% 28	33.9% 56	32.6% 31	30.2% 16
Neutral	22.5% 71	24.1% 21	25.4% 17	18.4% 16	24.6% 16	18.6% 13	20.3% 12	23.5% 19	26.7% 27	33.3% 23	19.6% 46	21.9% 51	21.1% 15	13.9% 23	29.5% 28	37.7% 20
Unimportant	6.0% 19	5.7% 5	3.0% 2	8.0% 7	4.6% 3	0.0% 0	1.7% 1	11.1% 9	8.9% 9	4.3% 3	6.0% 14	7.3% 17	1.4% 1	0.6% 1	16.8% 16	3.8% 2
Very Unimportant	7.6% 24	10.3% 9	7.5% 5	6.9% 6	1.5% 1	5.7% 4	3.4% 2	9.9% 8	7.9% 8	10.1% 7	6.4% 15	9.0% 21	2.8% 2	3.0% 5	16.8% 16	5.7% 3
Totals	100.0% 316	100.0% 87	100.0% 67	100.0% 87	100.0% 65	100.0% 70	100.0% 59	100.0% 81	100.0% 101	100.0% 69	100.0% 235	100.0% 233	100.0% 71	100.0% 165	100.0% 95	100.0% 53
Mean	3.74	3.60	3.78	3.82	3.92	4.01	4.00	3.58	3.54	3.55	3.82	3.67	4.03	4.24	2.91	3.60
Increase homeowners																
Very Important	11.0% 35	9.2% 8	14.9% 10	12.5% 11	7.7% 5	19.7% 14	10.2% 6	9.9% 8	5.9% 6	7.2% 5	11.9% 28	11.1% 26	11.3% 8	19.3% 32	1.1% 1	1.9% 1
Important	14.5% 46	13.8% 12	10.4% 7	15.9% 14	20.0% 13	18.3% 13	18.6% 11	13.6% 11	10.9% 11	11.6% 8	15.3% 36	13.7% 32	18.3% 13	22.3% 37	6.3% 6	5.7% 3
Neutral	39.1% 124	40.2% 35	35.8% 24	39.8% 35	43.1% 28	33.8% 24	45.8% 27	35.8% 29	41.6% 42	40.6% 28	39.4% 93	35.5% 83	49.3% 35	44.0% 73	23.2% 22	50.9% 27
Unimportant	18.9% 60	23.0% 20	20.9% 14	15.9% 14	18.5% 12	18.3% 13	10.2% 6	21.0% 17	23.8% 24	27.5% 19	17.4% 41	20.1% 47	18.3% 13	8.4% 14	30.5% 29	32.1% 17
Very Unimportant	16.4% 52	13.8% 12	17.9% 12	15.9% 14	10.8% 7	9.9% 7	15.3% 9	19.8% 16	17.8% 18	13.0% 9	16.1% 38	19.7% 46	2.8% 2	6.0% 10	38.9% 37	9.4% 5
Totals	100.0% 317	100.0% 87	100.0% 67	100.0% 88	100.0% 65	100.0% 71	100.0% 59	100.0% 81	100.0% 101	100.0% 69	100.0% 236	100.0% 234	100.0% 71	100.0% 166	100.0% 95	100.0% 53
Mean	2.85	2.82	2.84	2.93	2.95	3.20	2.98	2.73	2.63	2.72	2.89	2.76	3.17	3.40	2.00	2.58
Match growth																
Very Important	25.9% 82	28.7% 25	28.4% 19	25.0% 22	23.1% 15	36.6% 26	27.1% 16	23.5% 19	19.8% 20	24.6% 17	26.7% 63	23.5% 55	35.2% 25	44.0% 73	3.2% 3	9.4% 5
Important	38.8% 123	42.5% 37	34.3% 23	35.2% 31	46.2% 30	43.7% 31	39.0% 23	38.3% 31	35.6% 36	36.2% 25	39.8% 94	38.5% 90	42.3% 30	43.4% 72	26.3% 25	45.3% 24
Neutral	22.4% 71	17.2% 15	20.9% 14	25.0% 22	24.6% 16	15.5% 11	25.4% 15	18.5% 15	28.7% 29	27.5% 19	20.3% 48	23.1% 54	18.3% 13	9.0% 15	37.9% 36	37.7% 20
Unimportant	6.6% 21	5.7% 5	9.0% 6	8.0% 7	4.6% 3	4.2% 3	3.4% 2	11.1% 9	6.9% 7	4.3% 3	7.6% 18	8.5% 20	1.4% 1	1.2% 2	16.8% 16	5.7% 3
Very Unimportant	6.3% 20	5.7% 5	7.5% 5	6.8% 6	1.5% 1	0.0% 0	5.1% 3	8.6% 7	8.9% 9	7.2% 5	5.5% 13	6.4% 15	2.8% 2	2.4% 4	15.8% 15	1.9% 1
Totals	100.0% 317	100.0% 87	100.0% 67	100.0% 88	100.0% 65	100.0% 71	100.0% 59	100.0% 81	100.0% 101	100.0% 69	100.0% 236	100.0% 234	100.0% 71	100.0% 166	100.0% 95	100.0% 53
Mean	3.71	3.83	3.67	3.64	3.85	4.13	3.80	3.57	3.50	3.67	3.75	3.64	4.06	4.25	2.84	3.55

4. Please rate the importance of the following components of the Preliminary Improvement Plan to you and the Club:

Site/Overall Improvements

	Overall	AGE					PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE																	
		324	Under 56	56 to 65	66 to 75	Over 75	Under 3 years	3 to 5 years	6 to 10 years	Over 10 years	Yes	No	Yes	No	For	Against	Undecided															
		28.2%, 87	21.7%, 67	28.8%, 89	21.4%, 66	22.9%, 72	18.7%, 59	25.7%, 81	32.7%, 103	22.5%, 69	77.5%, 238	76.6%, 236	23.4%, 72	52.5%, 167	30.5%, 97	17.0%, 54																
Ranch House																																
Very Important	27.7%	88	26.4%	23	31.3%	21	28.1%	25	26.2%	17	39.4%	28	22.0%	13	27.5%	22	22.3%	23	27.5%	19	27.8%	66	26.4%	62	32.4%	23	45.5%	76	4.3%	4	11.1%	6
Important	39.9%	127	33.3%	29	37.3%	25	44.9%	40	47.7%	31	38.0%	27	50.8%	30	35.0%	28	39.8%	41	30.4%	21	43.5%	103	37.9%	89	50.7%	36	46.7%	78	22.3%	21	50.0%	27
Neutral	15.4%	49	17.2%	15	14.9%	10	12.4%	11	18.5%	12	9.9%	7	16.9%	10	17.5%	14	17.5%	18	15.9%	11	15.2%	36	16.2%	38	12.7%	9	7.2%	12	24.5%	23	25.9%	14
Unimportant	10.4%	33	17.2%	15	10.4%	7	7.9%	7	3.1%	2	9.9%	7	6.8%	4	11.3%	9	12.6%	13	21.7%	15	7.2%	17	11.9%	28	2.8%	2	0.0%	0	28.7%	27	11.1%	6
Very Unimportant	6.6%	21	5.7%	5	6.0%	4	6.7%	6	4.6%	3	2.8%	2	3.4%	2	8.8%	7	7.8%	8	4.3%	3	6.3%	15	7.7%	18	1.4%	1	0.6%	1	20.2%	19	1.9%	1
Totals	100.0%	318	100.0%	87	100.0%	67	100.0%	89	100.0%	65	100.0%	71	100.0%	59	100.0%	80	100.0%	103	100.0%	69	100.0%	237	100.0%	235	100.0%	71	100.0%	167	100.0%	94	100.0%	54
Mean	3.72		3.57		3.78		3.80		3.88		4.01		3.81		3.61		3.56		3.55		3.79		3.63		4.10		4.37		2.62		3.57	
Pool complex																																
Very Important	30.6%	97	36.8%	32	31.3%	21	26.1%	23	27.7%	18	40.8%	29	22.0%	13	31.3%	25	26.5%	27	40.6%	28	28.0%	66	29.1%	68	35.2%	25	47.6%	79	6.4%	6	16.7%	9
Important	35.0%	111	31.0%	27	31.3%	21	35.2%	31	46.2%	30	33.8%	24	40.7%	24	30.0%	24	38.2%	39	27.5%	19	38.1%	90	32.1%	75	49.3%	35	36.7%	61	28.7%	27	42.6%	23
Neutral	18.3%	58	18.4%	16	19.4%	13	20.5%	18	15.4%	10	18.3%	13	27.1%	16	13.8%	11	17.6%	18	15.9%	11	18.6%	44	20.1%	47	11.3%	8	13.3%	22	23.4%	22	25.9%	14
Unimportant	9.8%	31	9.2%	8	14.9%	10	9.1%	8	7.7%	5	5.6%	4	5.1%	3	17.5%	14	9.8%	10	11.6%	8	9.7%	23	12.4%	29	1.4%	1	1.2%	2	24.5%	23	11.1%	6
Very Unimportant	6.3%	20	4.6%	4	3.0%	2	9.1%	8	3.1%	2	1.4%	1	5.1%	3	7.5%	6	7.8%	8	4.3%	3	5.5%	13	6.4%	15	2.8%	2	1.2%	2	17.0%	16	3.7%	2
Totals	100.0%	317	100.0%	87	100.0%	67	100.0%	88	100.0%	65	100.0%	71	100.0%	59	100.0%	80	100.0%	102	100.0%	69	100.0%	236	100.0%	234	100.0%	71	100.0%	166	100.0%	94	100.0%	54
Mean	3.74		3.86		3.73		3.60		3.88		4.07		3.69		3.60		3.66		3.88		3.73		3.65		4.13		4.28		2.83		3.57	
Maintenance bldg																																
Very Important	12.3%	39	10.3%	9	13.4%	9	11.4%	10	15.4%	10	14.1%	10	10.2%	6	11.3%	9	12.7%	13	8.7%	6	13.6%	32	12.8%	30	11.3%	8	21.7%	36	0.0%	0	3.7%	2
Important	28.4%	90	18.4%	16	22.4%	15	36.4%	32	36.9%	24	29.6%	21	27.1%	16	27.5%	22	28.4%	29	18.8%	13	31.4%	74	28.2%	66	25.4%	18	32.5%	54	17.0%	16	33.3%	18
Neutral	36.3%	115	41.4%	36	37.3%	25	35.2%	31	35.4%	23	40.8%	29	42.4%	25	31.3%	25	35.3%	36	42.0%	29	35.6%	84	34.6%	81	47.9%	34	39.2%	65	29.8%	28	40.7%	22
Unimportant	12.9%	41	16.1%	14	14.9%	10	10.2%	9	10.8%	7	11.3%	8	13.6%	8	18.8%	15	9.8%	10	17.4%	12	11.4%	27	13.7%	32	8.5%	6	5.4%	9	24.5%	23	16.7%	9
Very Unimportant	10.1%	32	13.8%	12	11.9%	8	6.8%	6	1.5%	1	4.2%	3	6.8%	4	11.3%	9	13.7%	14	13.0%	9	8.1%	19	10.7%	25	7.0%	5	1.2%	2	28.7%	27	5.6%	3
Totals	100.0%	317	100.0%	87	100.0%	67	100.0%	88	100.0%	65	100.0%	71	100.0%	59	100.0%	80	100.0%	102	100.0%	69	100.0%	236	100.0%	234	100.0%	71	100.0%	166	100.0%	94	100.0%	54
Mean	3.20		2.95		3.10		3.35		3.54		3.38		3.20		3.09		3.17		2.93		3.31		3.19		3.25		3.68		2.35		3.13	
Tennis house																																
Very Important	10.2%	32	9.2%	8	14.9%	10	9.1%	8	7.9%	5	17.1%	12	8.5%	5	5.0%	4	9.9%	10	7.2%	5	11.1%	26	9.9%	23	10.0%	7	18.3%	30	1.1%	1	0.0%	0
Important	16.5%	52	8.0%	7	20.9%	14	17.0%	15	25.4%	16	15.7%	11	22.0%	13	11.3%	9	18.8%	19	13.0%	9	18.4%	43	17.2%	40	15.7%	11	22.6%	37	4.3%	4	20.4%	11
Neutral	34.3%	108	31.0%	27	29.9%	20	37.5%	33	42.9%	27	37.1%	26	28.8%	17	35.0%	28	35.6%	36	30.4%	21	35.9%	84	32.2%	75	44.3%	31	39.0%	64	19.1%	18	46.3%	25
Unimportant	15.6%	49	18.4%	16	17.9%	12	15.9%	14	9.5%	6	11.4%	8	13.6%	8	18.8%	15	17.8%	18	14.5%	10	15.8%	37	15.0%	35	17.1%	12	11.0%	18	25.5%	24	13.0%	7
Very Unimportant	23.5%	74	33.3%	29	16.4%	11	20.5%	18	14.3%	9	18.6%	13	27.1%	16	30.0%	24	17.8%	18	34.8%	24	18.8%	44	25.8%	60	12.9%	9	9.1%	15	50.0%	47	20.4%	11
Totals	100.0%	315	100.0%	87	100.0%	67	100.0%	88	100.0%	63	100.0%	70	100.0%	59	100.0%	80	100.0%	101	100.0%	69	100.0%	234	100.0%	233	100.0%	70	100.0%	164	100.0%	94	100.0%	54
Mean	2.74		2.41		3.00		2.78		3.03		3.01		2.71		2.42		2.85		2.43		2.87		2.70		2.93		3.30		1.81		2.67	

4. [continued] Please rate the importance of the following components of the Preliminary Improvement Plan to you and the Club:

Ranch House Improvements

	Overall	AGE				PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE																		
		324	Under 56 28.2%, 87	56 to 65 21.7%, 67	66 to 75 28.8%, 89	Over 75 21.4%, 66	Under 3 years 22.9%, 72	3 to 5 years 18.7%, 59	6 to 10 years 25.7%, 81	Over 10 years 32.7%, 103	Yes 22.5%, 69	No 77.5%, 238	Yes 76.6%, 236	No 23.4%, 72	For 52.5%, 167	Against 30.5%, 97	Undecided 17.0%, 54															
Mailroom																																
Very Important	19.2%	61	15.1%	13	19.7%	13	20.2%	18	26.2%	17	22.5%	16	22.4%	13	17.7%	14	17.5%	18	13.0%	9	22.1%	52	18.8%	44	22.9%	16	31.5%	52	4.2%	4	9.3%	5
Important	24.2%	77	23.3%	20	21.2%	14	24.7%	22	30.8%	20	31.0%	22	29.3%	17	16.5%	13	24.3%	25	26.1%	18	24.7%	58	25.2%	59	25.7%	18	30.9%	51	17.9%	17	16.7%	9
Neutral	20.1%	64	24.4%	21	15.2%	10	21.3%	19	18.5%	12	15.5%	11	22.4%	13	22.8%	18	20.4%	21	23.2%	16	18.3%	43	18.8%	44	24.3%	17	26.1%	43	9.5%	9	20.4%	11
Unimportant	14.2%	45	14.0%	12	19.7%	13	14.6%	13	10.8%	7	15.5%	11	10.3%	6	22.8%	18	9.7%	10	13.0%	9	15.3%	36	12.4%	29	18.6%	13	6.1%	10	21.1%	20	27.8%	15
Very Unimportant	22.3%	71	23.3%	20	24.2%	16	19.1%	17	13.8%	9	15.5%	11	15.5%	9	20.3%	16	28.2%	29	24.6%	17	19.6%	46	24.8%	58	8.6%	6	5.5%	9	47.4%	45	25.9%	14
Totals	100.0%	318	100.0%	86	100.0%	66	100.0%	89	100.0%	65	100.0%	71	100.0%	58	100.0%	79	100.0%	103	100.0%	69	100.0%	235	100.0%	234	100.0%	70	100.0%	165	100.0%	95	100.0%	54
Mean	3.04		2.93		2.92		3.12		3.45		3.30		3.33		2.89		2.93		2.90		3.14		3.01		3.36		3.77		2.11		2.56	
Interior decor																																
Very Important	12.7%	40	11.6%	10	19.4%	13	10.3%	9	12.7%	8	15.5%	11	13.6%	8	15.4%	12	9.0%	9	11.6%	8	13.8%	32	11.6%	27	18.8%	13	22.1%	36	3.2%	3	1.9%	1
Important	36.9%	116	30.2%	26	43.3%	29	36.8%	32	42.9%	27	46.5%	33	37.3%	22	29.5%	23	36.0%	36	30.4%	21	39.7%	92	35.8%	83	43.5%	30	49.1%	80	16.0%	15	35.8%	19
Neutral	25.5%	80	22.1%	19	14.9%	10	28.7%	25	34.9%	22	19.7%	14	27.1%	16	21.8%	17	33.0%	33	21.7%	15	26.3%	61	25.9%	60	24.6%	17	23.3%	38	25.5%	24	34.0%	18
Unimportant	13.1%	41	22.1%	19	11.9%	8	10.3%	9	3.2%	2	11.3%	8	10.2%	6	16.7%	13	12.0%	12	20.3%	14	9.9%	23	13.4%	31	8.7%	6	4.9%	8	23.4%	22	17.0%	9
Very Unimportant	11.8%	37	14.0%	12	10.4%	7	13.8%	12	6.3%	4	7.0%	5	11.9%	7	16.7%	13	10.0%	10	15.9%	11	10.3%	24	13.4%	31	4.3%	3	0.6%	1	31.9%	30	11.3%	6
Totals	100.0%	314	100.0%	86	100.0%	67	100.0%	87	100.0%	63	100.0%	71	100.0%	59	100.0%	78	100.0%	100	100.0%	69	100.0%	232	100.0%	232	100.0%	69	100.0%	163	100.0%	94	100.0%	53
Mean	3.26		3.03		3.49		3.20		3.52		3.52		3.31		3.10		3.22		3.01		3.37		3.19		3.64		3.87		2.35		3.00	
Indoor/outdoor bar																																
Very Important	17.1%	54	23.3%	20	20.9%	14	13.6%	12	12.9%	8	30.0%	21	13.6%	8	20.5%	16	8.9%	9	18.8%	13	16.8%	39	15.9%	37	23.2%	16	30.7%	50	3.1%	3	1.9%	1
Important	28.9%	91	25.6%	22	23.9%	16	35.2%	31	32.3%	20	31.4%	22	37.3%	22	20.5%	16	28.7%	29	21.7%	15	31.5%	73	26.7%	62	37.7%	26	39.3%	64	11.5%	11	26.9%	14
Neutral	21.3%	67	16.3%	14	22.4%	15	20.5%	18	29.0%	18	17.1%	12	23.7%	14	15.4%	12	27.7%	28	24.6%	17	20.7%	48	21.6%	50	21.7%	15	20.2%	33	12.5%	12	40.4%	21
Unimportant	14.3%	45	15.1%	13	13.4%	9	14.8%	13	12.9%	8	10.0%	7	13.6%	8	17.9%	14	14.9%	15	17.4%	12	13.4%	31	14.2%	33	11.6%	8	6.7%	11	27.1%	26	13.5%	7
Very Unimportant	18.4%	58	19.8%	17	19.4%	13	15.9%	14	12.9%	8	11.4%	8	11.9%	7	25.6%	20	19.8%	20	17.4%	12	17.7%	41	21.6%	50	5.8%	4	3.1%	5	45.8%	44	17.3%	9
Totals	100.0%	315	100.0%	86	100.0%	67	100.0%	88	100.0%	62	100.0%	70	100.0%	59	100.0%	78	100.0%	101	100.0%	69	100.0%	232	100.0%	232	100.0%	69	100.0%	163	100.0%	96	100.0%	52
Mean	3.12		3.17		3.13		3.16		3.19		3.59		3.27		2.92		2.92		3.07		3.16		3.01		3.61		3.88		1.99		2.83	

4. [continued] Please rate the importance of the following components of the Preliminary Improvement Plan to you and the Club:

Ranch House Improvements

	Overall	AGE				PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE																		
		324	Under 56 28.2%, 87	56 to 65 21.7%, 67	66 to 75 28.8%, 89	Over 75 21.4%, 66	Under 3 years 22.9%, 72	3 to 5 years 18.7%, 59	6 to 10 years 25.7%, 81	Over 10 years 32.7%, 103	Yes 22.5%, 69	No 77.5%, 238	Yes 76.6%, 236	No 23.4%, 72	For 52.5%, 167	Against 30.5%, 97	Undecided 17.0%, 54															
Pool cubbies																																
Very Important	15.5%	49	24.4%	21	19.4%	13	6.8%	6	14.3%	9	28.6%	20	6.8%	4	15.2%	12	12.9%	13	23.2%	16	13.7%	32	15.0%	35	18.8%	13	27.0%	44	5.2%	5	0.0%	0
Important	27.8%	88	22.1%	19	25.4%	17	31.8%	28	34.9%	22	35.7%	25	25.4%	15	35.4%	28	18.8%	19	26.1%	18	29.2%	68	27.9%	65	30.4%	21	34.4%	56	13.5%	13	34.0%	18
Neutral	26.6%	84	23.3%	20	31.3%	21	29.5%	26	27.0%	17	18.6%	13	40.7%	24	19.0%	15	31.7%	32	23.2%	16	28.8%	67	24.9%	58	36.2%	25	30.7%	50	9.4%	9	47.2%	25
Unimportant	14.6%	46	18.6%	16	7.5%	5	18.2%	16	11.1%	7	10.0%	7	11.9%	7	17.7%	14	16.8%	17	14.5%	10	14.2%	33	14.6%	34	11.6%	8	6.1%	10	29.2%	28	13.2%	7
Very Unimportant	15.5%	49	11.6%	10	16.4%	11	13.6%	12	12.7%	8	7.1%	5	15.3%	9	12.7%	10	19.8%	20	13.0%	9	14.2%	33	17.6%	41	2.9%	2	1.8%	3	42.7%	41	5.7%	3
Totals	100.0%	316	100.0%	86	100.0%	67	100.0%	88	100.0%	63	100.0%	70	100.0%	59	100.0%	79	100.0%	101	100.0%	69	100.0%	233	100.0%	233	100.0%	69	100.0%	163	100.0%	96	100.0%	53
Mean	3.13		3.29		3.24		3.00		3.27		3.69		2.97		3.23		2.88		3.32		3.14		3.08		3.51		3.79		2.09		3.09	
Restrooms																																
Very Important	15.9%	50	17.4%	15	23.9%	16	12.5%	11	12.7%	8	28.6%	20	6.8%	4	19.0%	15	10.9%	11	14.5%	10	16.7%	39	15.5%	36	18.8%	13	28.2%	46	1.1%	1	5.7%	3
Important	27.9%	88	27.9%	24	26.9%	18	26.1%	23	33.3%	21	30.0%	21	32.2%	19	20.3%	16	30.7%	31	26.1%	18	29.2%	68	27.5%	64	30.4%	21	36.2%	59	11.6%	11	32.1%	17
Neutral	25.7%	81	20.9%	18	20.9%	14	29.5%	26	34.9%	22	20.0%	14	33.9%	20	26.6%	21	25.7%	26	24.6%	17	26.6%	62	23.2%	54	36.2%	25	28.2%	46	18.9%	18	32.1%	17
Unimportant	13.3%	42	16.3%	14	11.9%	8	14.8%	13	7.9%	5	11.4%	8	13.6%	8	16.5%	13	11.9%	12	18.8%	13	11.6%	27	13.7%	32	10.1%	7	3.1%	5	29.5%	28	15.1%	8
Very Unimportant	17.1%	54	17.4%	15	16.4%	11	17.0%	15	11.1%	7	10.0%	7	13.6%	8	17.7%	14	20.8%	21	15.9%	11	15.9%	37	20.2%	47	4.3%	3	4.3%	7	38.9%	37	15.1%	8
Totals	100.0%	315	100.0%	86	100.0%	67	100.0%	88	100.0%	63	100.0%	70	100.0%	59	100.0%	79	100.0%	101	100.0%	69	100.0%	233	100.0%	233	100.0%	69	100.0%	163	100.0%	95	100.0%	53
Mean	3.12		3.12		3.30		3.02		3.29		3.56		3.05		3.06		2.99		3.04		3.19		3.04		3.49		3.81		2.06		2.98	
Admin spaces																																
Very Important	7.3%	23	4.7%	4	11.9%	8	8.0%	7	6.5%	4	10.0%	7	6.8%	4	6.3%	5	7.1%	7	4.3%	3	8.7%	20	8.6%	20	4.5%	3	13.0%	21	2.1%	2	0.0%	0
Important	23.6%	74	16.3%	14	23.9%	16	25.3%	22	33.9%	21	24.3%	17	25.4%	15	24.1%	19	22.2%	22	13.0%	9	27.3%	63	24.0%	56	20.9%	14	33.5%	54	6.3%	6	24.5%	13
Neutral	40.4%	127	37.2%	32	43.3%	29	41.4%	36	45.2%	28	48.6%	34	40.7%	24	35.4%	28	41.4%	41	36.2%	25	42.4%	98	36.9%	86	59.7%	40	48.4%	78	22.9%	22	50.9%	27
Unimportant	13.1%	41	20.9%	18	6.0%	4	12.6%	11	6.5%	4	7.1%	5	15.3%	9	16.5%	13	12.1%	12	24.6%	17	9.1%	21	13.3%	31	9.0%	6	3.1%	5	28.1%	27	13.2%	7
Very Unimportant	15.6%	49	20.9%	18	14.9%	10	12.6%	11	8.1%	5	10.0%	7	11.9%	7	17.7%	14	17.2%	17	21.7%	15	12.6%	29	17.2%	40	6.0%	4	1.9%	3	40.6%	39	11.3%	6
Totals	100.0%	314	100.0%	86	100.0%	67	100.0%	87	100.0%	62	100.0%	70	100.0%	59	100.0%	79	100.0%	99	100.0%	69	100.0%	231	100.0%	233	100.0%	67	100.0%	161	100.0%	96	100.0%	53
Mean	2.94		2.63		3.12		3.03		3.24		3.17		3.00		2.85		2.90		2.54		3.10		2.94		3.09		3.53		2.01		2.89	

4. [continued] Please rate the importance of the following components of the Preliminary Improvement Plan to you and the Club:

Pool Area Improvements

	Overall		AGE					PROPERTY OWNER					CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE															
		324	Under 56 28.2%, 87	56 to 65 21.7%, 67	66 to 75 28.8%, 89	Over 75 21.4%, 66	Under 3 years 22.9%, 72	3 to 5 years 18.7%, 59	6 to 10 years 25.7%, 81	Over 10 years 32.7%, 103	Yes 22.5%, 69	No 77.5%, 238	Yes 76.6%, 236	No 23.4%, 72	For 52.5%, 167	Against 30.5%, 97	Undecided 17.0%, 54															
Deck and tile																																
Very Important	34.8%	111	33.7%	29	40.3%	27	37.1%	33	30.3%	20	40.8%	29	32.2%	19	37.5%	30	30.1%	31	39.1%	27	34.6%	82	33.5%	79	42.9%	30	50.0%	83	13.7%	13	24.1%	13
Important	41.7%	133	39.5%	34	43.3%	29	39.3%	35	45.5%	30	39.4%	28	47.5%	28	33.8%	27	47.6%	49	39.1%	27	43.0%	102	40.3%	95	45.7%	32	35.5%	59	45.3%	43	57.4%	31
Neutral	14.4%	46	15.1%	13	10.4%	7	14.6%	13	15.2%	10	16.9%	12	8.5%	5	17.5%	14	12.6%	13	10.1%	7	13.9%	33	16.5%	39	7.1%	5	12.0%	20	15.8%	15	18.5%	10
Unimportant	4.7%	15	5.8%	5	4.5%	3	3.4%	3	6.1%	4	1.4%	1	5.1%	3	8.8%	7	3.9%	4	7.2%	5	4.2%	10	4.7%	11	4.3%	3	0.6%	1	14.7%	14	0.0%	0
Very Unimportant	4.4%	14	5.8%	5	1.5%	1	5.6%	5	3.0%	2	1.4%	1	6.8%	4	2.5%	2	5.8%	6	4.3%	3	4.2%	10	5.1%	12	0.0%	0	1.8%	3	10.5%	10	0.0%	0
Totals	100.0%	319	100.0%	86	100.0%	67	100.0%	89	100.0%	66	100.0%	71	100.0%	59	100.0%	80	100.0%	103	100.0%	69	100.0%	237	100.0%	236	100.0%	70	100.0%	166	100.0%	95	100.0%	54
Mean	3.98		3.90		4.16		3.99		3.94		4.17		3.93		3.95		3.92		4.01		4.00		3.92		4.27		4.31		3.37		4.06	
Furnishings																																
Very Important	17.7%	56	22.1%	19	20.9%	14	19.3%	17	7.8%	5	18.3%	13	17.2%	10	18.8%	15	16.8%	17	20.3%	14	17.1%	40	18.0%	42	18.6%	13	25.6%	42	6.4%	6	13.0%	7
Important	34.5%	109	26.7%	23	40.3%	27	33.0%	29	43.8%	28	42.3%	30	36.2%	21	36.3%	29	27.7%	28	26.1%	18	38.0%	89	30.9%	72	48.6%	34	44.5%	73	17.0%	16	35.2%	19
Neutral	27.5%	87	25.6%	22	22.4%	15	28.4%	25	35.9%	23	26.8%	19	20.7%	12	23.8%	19	36.6%	37	26.1%	18	28.2%	66	29.6%	69	21.4%	15	23.2%	38	28.7%	27	40.7%	22
Unimportant	10.8%	34	15.1%	13	7.5%	5	8.0%	7	9.4%	6	8.5%	6	13.8%	8	12.5%	10	7.9%	8	15.9%	11	8.5%	20	11.2%	26	7.1%	5	4.9%	8	22.3%	21	7.4%	4
Very Unimportant	9.5%	30	10.5%	9	9.0%	6	11.4%	10	3.1%	2	4.2%	3	12.1%	7	8.8%	7	10.9%	11	11.6%	8	8.1%	19	10.3%	24	4.3%	3	1.8%	3	25.5%	24	3.7%	2
Totals	100.0%	316	100.0%	86	100.0%	67	100.0%	88	100.0%	64	100.0%	71	100.0%	58	100.0%	80	100.0%	101	100.0%	69	100.0%	234	100.0%	233	100.0%	70	100.0%	164	100.0%	94	100.0%	54
Mean	3.40		3.35		3.57		3.41		3.44		3.62		3.33		3.44		3.32		3.28		3.47		3.35		3.70		3.87		2.56		3.46	
Indoor/outdoor bar																																
Very Important	18.8%	60	20.9%	18	23.9%	16	20.2%	18	10.6%	7	31.0%	22	13.6%	8	21.3%	17	11.7%	12	18.8%	13	19.0%	45	17.4%	41	24.3%	17	30.1%	50	7.3%	7	3.7%	2
Important	26.3%	84	24.4%	21	20.9%	14	24.7%	22	37.9%	25	28.2%	20	37.3%	22	18.8%	15	24.3%	25	18.8%	13	28.3%	67	23.7%	56	34.3%	24	36.7%	61	5.2%	5	29.6%	16
Neutral	24.7%	79	23.3%	20	25.4%	17	28.1%	25	25.8%	17	22.5%	16	23.7%	14	22.5%	18	30.1%	31	29.0%	20	24.5%	58	25.4%	60	27.1%	19	24.1%	40	19.8%	19	37.0%	20
Unimportant	12.2%	39	18.6%	16	11.9%	8	7.9%	7	9.1%	6	8.5%	6	11.9%	7	13.8%	11	13.6%	14	20.3%	14	10.1%	24	12.7%	30	8.6%	6	5.4%	9	19.8%	19	18.5%	10
Very Unimportant	18.1%	58	12.8%	11	17.9%	12	19.1%	17	16.7%	11	9.9%	7	13.6%	8	23.8%	19	20.4%	21	13.0%	9	18.1%	43	20.8%	49	5.7%	4	3.6%	6	47.9%	46	11.1%	6
Totals	100.0%	320	100.0%	86	100.0%	67	100.0%	89	100.0%	66	100.0%	71	100.0%	59	100.0%	80	100.0%	103	100.0%	69	100.0%	237	100.0%	236	100.0%	70	100.0%	166	100.0%	96	100.0%	54
Mean	3.15		3.22		3.21		3.19		3.17		3.62		3.25		3.00		2.93		3.10		3.20		3.04		3.63		3.84		2.04		2.96	
Pool cubbies																																
Very Important	15.5%	49	22.1%	19	17.9%	12	8.0%	7	15.4%	10	23.9%	17	6.9%	4	16.3%	13	13.9%	14	21.7%	15	14.1%	33	16.7%	39	12.9%	9	24.4%	40	6.3%	6	3.7%	2
Important	26.8%	85	23.3%	20	19.4%	13	31.0%	27	38.5%	25	38.0%	27	27.6%	16	30.0%	24	17.8%	18	21.7%	15	29.1%	68	23.6%	55	38.6%	27	38.4%	63	7.4%	7	27.8%	15
Neutral	25.2%	80	20.9%	18	32.8%	22	27.6%	24	23.1%	15	19.7%	14	34.5%	20	18.8%	15	29.7%	30	23.2%	16	26.5%	62	24.0%	56	32.9%	23	28.0%	46	10.5%	10	42.6%	23
Unimportant	15.8%	50	18.6%	16	11.9%	8	17.2%	15	12.3%	8	9.9%	7	15.5%	9	17.5%	14	17.8%	18	18.8%	13	15.0%	35	16.3%	38	11.4%	8	6.1%	10	29.5%	28	18.5%	10
Very Unimportant	16.7%	53	15.1%	13	17.9%	12	16.1%	14	10.8%	7	8.5%	6	15.5%	9	17.5%	14	20.8%	21	14.5%	10	15.4%	36	19.3%	45	4.3%	3	3.0%	5	46.3%	44	7.4%	4
Totals	100.0%	317	100.0%	86	100.0%	67	100.0%	87	100.0%	65	100.0%	71	100.0%	58	100.0%	80	100.0%	101	100.0%	69	100.0%	234	100.0%	233	100.0%	70	100.0%	164	100.0%	95	100.0%	54
Mean	3.09		3.19		3.07		2.98		3.35		3.59		2.95		3.10		2.86		3.17		3.12		3.02		3.44		3.75		1.98		3.02	

4. [continued] Please rate the importance of the following components of the Preliminary Improvement Plan to you and the Club:

Maintenance Buildings

	Overall		AGE					PROPERTY OWNER					CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE															
		324	Under 56	56 to 65	66 to 75	Over 75	Under 3 years	3 to 5 years	6 to 10 years	Over 10 years	Yes	No	Yes	No	For	Against	Undecided															
Rebuild bldgs			28.2%, 87	21.7%, 67	28.8%, 89	21.4%, 66	22.9%, 72	18.7%, 59	25.7%, 81	32.7%, 103	22.5%, 69	77.5%, 238	76.6%, 236	23.4%, 72	52.5%, 167	30.5%, 97	17.0%, 54															
Very Important	13.8%	44	11.6%	10	14.9%	10	11.2%	10	18.2%	12	18.3%	13	8.5%	5	13.8%	11	13.6%	14	11.6%	8	14.8%	35	15.3%	36	8.6%	6	21.7%	36	2.1%	2	9.3%	5
Important	39.5%	126	39.5%	34	31.3%	21	44.9%	40	45.5%	30	39.4%	28	47.5%	28	46.3%	37	31.1%	32	36.2%	25	41.8%	99	38.1%	90	45.7%	32	49.4%	82	24.2%	23	37.0%	20
Neutral	30.4%	97	25.6%	22	34.3%	23	32.6%	29	30.3%	20	32.4%	23	35.6%	21	15.0%	12	37.9%	39	27.5%	19	30.8%	73	29.7%	70	32.9%	23	26.5%	44	29.5%	28	42.6%	23
Unimportant	8.2%	26	12.8%	11	10.4%	7	5.6%	5	3.0%	2	5.6%	4	3.4%	2	15.0%	12	7.8%	8	14.5%	10	6.3%	15	8.1%	19	8.6%	6	1.8%	3	20.0%	19	7.4%	4
Very Unimportant	8.2%	26	10.5%	9	9.0%	6	5.6%	5	3.0%	2	4.2%	3	5.1%	3	10.0%	8	9.7%	10	10.1%	7	6.3%	15	8.9%	21	4.3%	3	0.6%	1	24.2%	23	3.7%	2
Totals	100.0%	319	100.0%	86	100.0%	67	100.0%	89	100.0%	66	100.0%	71	100.0%	59	100.0%	80	100.0%	103	100.0%	69	100.0%	237	100.0%	236	100.0%	70	100.0%	166	100.0%	95	100.0%	54
Mean		3.43		3.29		3.33		3.51		3.73		3.62		3.51		3.39		3.31		3.25		3.52		3.43		3.46		3.90		2.60		3.41

5. Please rate your overall satisfaction with the Preliminary Improvement Plan:

	Overall		AGE					PROPERTY OWNER					CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE															
		324	Under 56	56 to 65	66 to 75	Over 75	Under 3 years	3 to 5 years	6 to 10 years	Over 10 years	Yes	No	Yes	No	For	Against	Undecided															
Very Satisfied	20.1%	63	14.1%	12	25.4%	17	25.8%	23	16.9%	11	31.4%	22	20.3%	12	20.5%	16	12.6%	13	16.4%	11	22.0%	52	18.4%	43	27.5%	19	35.8%	59	1.1%	1	5.6%	3
Satisfied	40.1%	126	41.2%	35	31.3%	21	37.1%	33	56.9%	37	37.1%	26	45.8%	27	34.6%	27	44.7%	46	32.8%	22	43.2%	102	39.3%	92	47.8%	33	57.0%	94	7.4%	7	46.3%	25
Neutral	16.9%	53	22.4%	19	19.4%	13	12.4%	11	13.8%	9	18.6%	13	10.2%	6	16.7%	13	19.4%	20	22.4%	15	14.8%	35	17.1%	40	14.5%	10	7.3%	12	23.4%	22	33.3%	18
Dissatisfied	14.3%	45	17.6%	15	14.9%	10	15.7%	14	7.7%	5	10.0%	7	16.9%	10	17.9%	14	13.6%	14	20.9%	14	12.7%	30	16.7%	39	5.8%	4	0.0%	0	40.4%	38	13.0%	7
Very Dissatisfied	8.6%	27	4.7%	4	9.0%	6	9.0%	8	4.6%	3	2.9%	2	6.8%	4	10.3%	8	9.7%	10	7.5%	5	7.2%	17	8.5%	20	4.3%	3	0.0%	0	27.7%	26	1.9%	1
Totals	100.0%	314	100.0%	85	100.0%	67	100.0%	89	100.0%	65	100.0%	70	100.0%	59	100.0%	78	100.0%	103	100.0%	67	100.0%	236	100.0%	234	100.0%	69	100.0%	165	100.0%	94	100.0%	54
Mean		3.49		3.42		3.49		3.55		3.74		3.84		3.56		3.37		3.37		3.30		3.60		3.42		3.88		4.28		2.14		3.41

7. During the planning process, several improvements were considered but not included in the Preliminary Improvement Plan presented to homeowners. These improvements include:

- An expanded fitness room
- Larger room for exercise classes
- Pickleball courts
- New Tennis Shop

What is the likelihood you would support the Plan if any of the above projects (with their costs and funding) were included in a final Plan?

	Overall 324	AGE				PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE		
		Under 56 28.2%, 87	56 to 65 21.7%, 67	66 to 75 28.8%, 89	Over 75 21.4%, 66	Under 3 years 22.9%, 72	3 to 5 years 18.7%, 59	6 to 10 years 25.7%, 81	Over 10 years 32.7%, 103	Yes 22.5%, 69	No 77.5%, 238	Yes 76.6%, 236	No 23.4%, 72	For 52.5%, 167	Against 30.5%, 97	Undecided 17.0%, 54
Very Likely	17.8% 56	25.3% 22	31.3% 21	10.1% 9	6.2% 4	29.6% 21	18.6% 11	13.6% 11	12.7% 13	18.8% 13	17.7% 42	17.4% 41	19.7% 14	25.9% 43	7.4% 7	11.1% 6
Somewhat Likely	29.5% 93	32.2% 28	28.4% 19	29.2% 26	30.8% 20	43.7% 31	30.5% 18	24.7% 20	23.5% 24	31.9% 22	29.5% 70	27.2% 64	39.4% 28	38.0% 63	12.6% 12	33.3% 18
Somewhat Unlikely	19.7% 62	16.1% 14	16.4% 11	21.3% 19	26.2% 17	11.3% 8	22.0% 13	23.5% 19	21.6% 22	18.8% 13	20.3% 48	17.4% 41	25.4% 18	18.7% 31	16.8% 16	27.8% 15
Very Unlikely	33.0% 104	26.4% 23	23.9% 16	39.3% 35	36.9% 24	15.5% 11	28.8% 17	38.3% 31	42.2% 43	30.4% 21	32.5% 77	37.9% 89	15.5% 11	17.5% 29	63.2% 60	27.8% 15
Totals	100.0% 315	100.0% 87	100.0% 67	100.0% 89	100.0% 65	100.0% 71	100.0% 59	100.0% 81	100.0% 102	100.0% 69	100.0% 237	100.0% 235	100.0% 71	100.0% 166	100.0% 95	100.0% 54
Mean	2.32	2.56	2.67	2.10	2.06	2.87	2.39	2.14	2.07	2.39	2.32	2.24	2.63	2.72	1.64	2.28

8A. Please rate your overall satisfaction with the proposed Funding Plan:

	Overall 324	AGE				PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE		
		Under 56 28.2%, 87	56 to 65 21.7%, 67	66 to 75 28.8%, 89	Over 75 21.4%, 66	Under 3 years 22.9%, 72	3 to 5 years 18.7%, 59	6 to 10 years 25.7%, 81	Over 10 years 32.7%, 103	Yes 22.5%, 69	No 77.5%, 238	Yes 76.6%, 236	No 23.4%, 72	For 52.5%, 167	Against 30.5%, 97	Undecided 17.0%, 54
Very Satisfied	21.1% 67	17.2% 15	23.9% 16	31.5% 28	12.1% 8	31.9% 23	27.1% 16	22.2% 18	9.7% 10	15.9% 11	23.1% 55	21.2% 50	22.2% 16	38.3% 64	0.0% 0	5.6% 3
Satisfied	41.2% 131	40.2% 35	34.3% 23	37.1% 33	60.6% 40	44.4% 32	39.0% 23	37.0% 30	44.7% 46	30.4% 21	45.8% 109	38.6% 91	54.2% 39	52.1% 87	19.6% 19	46.3% 25
Neutral	13.8% 44	16.1% 14	16.4% 11	10.1% 9	13.6% 9	6.9% 5	16.9% 10	13.6% 11	17.5% 18	15.9% 11	12.6% 30	15.3% 36	8.3% 6	7.8% 13	16.5% 16	27.8% 15
Dissatisfied	10.7% 34	11.5% 10	11.9% 8	10.1% 9	9.1% 6	6.9% 5	8.5% 5	11.1% 9	14.6% 15	18.8% 13	8.8% 21	11.9% 28	8.3% 6	1.8% 3	23.7% 23	14.8% 8
Very Dissatisfied	13.2% 42	14.9% 13	13.4% 9	11.2% 10	4.5% 3	9.7% 7	8.5% 5	16.0% 13	13.6% 14	18.8% 13	9.7% 23	13.1% 31	6.9% 5	0.0% 0	40.2% 39	5.6% 3
Totals	100.0% 318	100.0% 87	100.0% 67	100.0% 89	100.0% 66	100.0% 72	100.0% 59	100.0% 81	100.0% 103	100.0% 69	100.0% 238	100.0% 236	100.0% 72	100.0% 167	100.0% 97	100.0% 54
Mean	3.46	3.33	3.43	3.67	3.67	3.82	3.68	3.38	3.22	3.06	3.64	3.43	3.76	4.27	2.15	3.31

8B. If you are satisfied with the proposed funding plan, which payment option would you select?

	Overall		AGE				PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE																	
	324		Under 56	56 to 65	66 to 75	Over 75	Under 3 years	3 to 5 years	6 to 10 years	Over 10 years	Yes	No	Yes	No	For	Against	Undecided															
			28.2%, 87	21.7%, 67	28.8%, 89	21.4%, 66	22.9%, 72	18.7%, 59	25.7%, 81	32.7%, 103	22.5%, 69	77.5%, 238	76.6%, 236	23.4%, 72	52.5%, 167	30.5%, 97	17.0%, 54															
Option One	81.1%	159	75.5%	37	89.5%	34	83.6%	51	77.1%	37	78.2%	43	92.3%	36	83.3%	40	74.1%	40	68.8%	22	84.6%	137	82.7%	115	80.0%	44	83.3%	125	78.9%	15	70.4%	19
Option Two	18.9%	37	24.5%	12	10.5%	4	16.4%	10	22.9%	11	21.8%	12	7.7%	3	16.7%	8	25.9%	14	31.3%	10	15.4%	25	17.3%	24	20.0%	11	16.7%	25	21.1%	4	29.6%	8
Totals	100.0%	196	100.0%	49	100.0%	38	100.0%	61	100.0%	48	100.0%	55	100.0%	39	100.0%	48	100.0%	54	100.0%	32	100.0%	162	100.0%	139	100.0%	55	100.0%	150	100.0%	19	100.0%	27

8C. If you are not satisfied with the funding plan, please respond to the following: Knowing that each homeowner would need to pay either a \$6,500 assessment or a \$60 monthly increase in the reserve dues to support a \$3.67 million plan as outlined, what is the maximum amount you would be willing to pay to fund an improvement plan in either an upfront assessment or a monthly increase to the reserve dues?

	Overall		AGE				PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE																	
	324		Under 56	56 to 65	66 to 75	Over 75	Under 3 years	3 to 5 years	6 to 10 years	Over 10 years	Yes	No	Yes	No	For	Against	Undecided															
			28.2%, 87	21.7%, 67	28.8%, 89	21.4%, 66	22.9%, 72	18.7%, 59	25.7%, 81	32.7%, 103	22.5%, 69	77.5%, 238	76.6%, 236	23.4%, 72	52.5%, 167	30.5%, 97	17.0%, 54															
Upfront assessment																																
\$0	45.3%	34	34.6%	9	36.8%	7	52.6%	10	50.0%	2	58.3%	7	12.5%	1	50.0%	12	41.4%	12	42.3%	11	41.9%	18	43.3%	26	50.0%	6	0.0%	0	60.0%	33	7.7%	1
\$1 to \$1,000	10.7%	8	15.4%	4	10.5%	2	10.5%	2	0.0%	0	8.3%	1	0.0%	0	12.5%	3	13.8%	4	11.5%	3	11.6%	5	11.7%	7	8.3%	1	14.3%	1	10.9%	6	7.7%	1
\$1,001 to \$2,000	13.3%	10	11.5%	3	15.8%	3	10.5%	2	25.0%	1	8.3%	1	50.0%	4	4.2%	1	13.8%	4	15.4%	4	11.6%	5	11.7%	7	16.7%	2	0.0%	0	14.5%	8	15.4%	2
\$2,001 to \$3,000	4.0%	3	7.7%	2	0.0%	0	0.0%	0	25.0%	1	0.0%	0	12.5%	1	4.2%	1	3.4%	1	7.7%	2	2.3%	1	5.0%	3	0.0%	0	0.0%	0	5.5%	3	0.0%	0
\$3,001 to \$5,000	18.7%	14	26.9%	7	15.8%	3	21.1%	4	0.0%	0	16.7%	2	25.0%	2	25.0%	6	13.8%	4	19.2%	5	20.9%	9	20.0%	12	16.7%	2	42.9%	3	9.1%	5	46.2%	6
\$5,001 to \$6,000	1.3%	1	0.0%	0	5.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	1	0.0%	0	2.3%	1	1.7%	1	0.0%	0	0.0%	0	0.0%	0	7.7%	1
\$6,001 to \$10,000	6.7%	5	3.8%	1	15.8%	3	5.3%	1	0.0%	0	8.3%	1	0.0%	0	4.2%	1	10.3%	3	3.8%	1	9.3%	4	6.7%	4	8.3%	1	42.9%	3	0.0%	0	15.4%	2
Over \$10,000	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Totals	100.0%	75	100.0%	26	100.0%	19	100.0%	19	100.0%	4	100.0%	12	100.0%	8	100.0%	24	100.0%	29	100.0%	26	100.0%	43	100.0%	60	100.0%	12	100.0%	7	100.0%	55	100.0%	13
Monthly increase																																
\$0	49.4%	38	37.9%	11	56.3%	9	61.1%	11	14.3%	1	42.9%	6	9.1%	1	66.7%	16	50.0%	13	46.4%	13	47.6%	20	47.5%	28	50.0%	7	30.0%	3	57.1%	32	27.3%	3
\$1 to \$50	33.8%	26	48.3%	14	31.3%	5	33.3%	6	14.3%	1	35.7%	5	72.7%	8	12.5%	3	38.5%	10	46.4%	13	31.0%	13	35.6%	21	28.6%	4	20.0%	2	33.9%	19	45.5%	5
\$51 to \$100	15.6%	12	13.8%	4	6.3%	1	5.6%	1	71.4%	5	21.4%	3	18.2%	2	16.7%	4	11.5%	3	7.1%	2	19.0%	8	15.3%	9	21.4%	3	50.0%	5	8.9%	5	18.2%	2
\$101 to \$150	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
\$151 to \$185	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
\$186 to \$200	1.3%	1	0.0%	0	6.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.2%	1	0.0%	0	0.0%	0	2.4%	1	1.7%	1	0.0%	0	0.0%	0	0.0%	0	9.1%	1
Over \$200	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Totals	100.0%	77	100.0%	29	100.0%	16	100.0%	18	100.0%	7	100.0%	14	100.0%	11	100.0%	24	100.0%	26	100.0%	28	100.0%	42	100.0%	59	100.0%	14	100.0%	10	100.0%	56	100.0%	11

10. If the Community held a vote on the Preliminary Improvement Plan as currently structured (conceptual design and funding proposal), how would you likely vote?

	Overall 324	AGE				PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE																		
		Under 56 28.2%, 87	56 to 65 21.7%, 67	66 to 75 28.8%, 89	Over 75 21.4%, 66	Under 3 years 22.9%, 72	3 to 5 years 18.7%, 59	6 to 10 years 25.7%, 81	Over 10 years 32.7%, 103	Yes 22.5%, 69	No 77.5%, 238	Yes 76.6%, 236	No 23.4%, 72	For 52.5%, 167	Against 30.5%, 97	Undecided 17.0%, 54																
For	52.5%	167	51.7%	45	53.7%	36	50.6%	45	62.1%	41	69.4%	50	61.0%	36	45.7%	37	42.7%	44	42.0%	29	57.1%	136	48.7%	115	70.8%	51	100.0%	167	0.0%	0	0.0%	0
Against	30.5%	97	34.5%	30	25.4%	17	30.3%	27	21.2%	14	22.2%	16	30.5%	18	34.6%	28	31.1%	32	42.0%	29	25.6%	61	32.6%	77	18.1%	13	0.0%	0	100.0%	97	0.0%	0
Undecided	17.0%	54	13.8%	12	20.9%	14	19.1%	17	16.7%	11	8.3%	6	8.5%	5	19.8%	16	26.2%	27	15.9%	11	17.2%	41	18.6%	44	11.1%	8	0.0%	0	0.0%	0	100.0%	54
Totals	100.0%	318	100.0%	87	100.0%	67	100.0%	89	100.0%	66	100.0%	72	100.0%	59	100.0%	81	100.0%	103	100.0%	69	100.0%	238	100.0%	236	100.0%	72	100.0%	167	100.0%	97	100.0%	54

11. What is your age category?

	Overall 324	AGE				PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE																		
		Under 56 28.2%, 87	56 to 65 21.7%, 67	66 to 75 28.8%, 89	Over 75 21.4%, 66	Under 3 years 22.9%, 72	3 to 5 years 18.7%, 59	6 to 10 years 25.7%, 81	Over 10 years 32.7%, 103	Yes 22.5%, 69	No 77.5%, 238	Yes 76.6%, 236	No 23.4%, 72	For 52.5%, 167	Against 30.5%, 97	Undecided 17.0%, 54																
Under 36	1.9%	6	6.9%	6	0.0%	0	0.0%	0	0.0%	0	7.0%	5	0.0%	0	1.3%	1	0.0%	0	2.9%	2	1.7%	4	2.6%	6	0.0%	0	1.8%	3	1.1%	1	3.7%	2
36 to 45	12.0%	37	42.5%	37	0.0%	0	0.0%	0	0.0%	0	25.4%	18	11.9%	7	11.4%	9	3.0%	3	44.1%	30	1.7%	4	13.4%	31	5.6%	4	9.0%	15	19.3%	17	9.3%	5
46 to 55	14.2%	44	50.6%	44	0.0%	0	0.0%	0	0.0%	0	14.1%	10	11.9%	7	17.7%	14	13.0%	13	38.2%	26	7.6%	18	12.5%	29	18.3%	13	16.2%	27	13.6%	12	9.3%	5
56 to 65	21.7%	67	0.0%	0	100.0%	67	0.0%	0	0.0%	0	25.4%	18	23.7%	14	16.5%	13	22.0%	22	10.3%	7	25.3%	60	20.7%	48	25.4%	18	21.6%	36	19.3%	17	25.9%	14
66 to 75	28.8%	89	0.0%	0	0.0%	0	100.0%	89	0.0%	0	21.1%	15	37.3%	22	31.6%	25	27.0%	27	4.4%	3	36.3%	86	29.3%	68	29.6%	21	26.9%	45	30.7%	27	31.5%	17
Over 75	21.4%	66	0.0%	0	0.0%	0	100.0%	66	7.0%	5	15.3%	9	21.5%	17	35.0%	35	0.0%	0	27.4%	65	21.6%	50	21.1%	15	24.6%	41	15.9%	14	20.4%	11		
Totals	100.0%	309	100.0%	87	100.0%	67	100.0%	89	100.0%	66	100.0%	71	100.0%	59	100.0%	79	100.0%	100	100.0%	68	100.0%	237	100.0%	232	100.0%	71	100.0%	167	100.0%	88	100.0%	54

12. How long have you owned property in River Valley Ranch?

	Overall 324	AGE				PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE																		
		Under 56 28.2%, 87	56 to 65 21.7%, 67	66 to 75 28.8%, 89	Over 75 21.4%, 66	Under 3 years 22.9%, 72	3 to 5 years 18.7%, 59	6 to 10 years 25.7%, 81	Over 10 years 32.7%, 103	Yes 22.5%, 69	No 77.5%, 238	Yes 76.6%, 236	No 23.4%, 72	For 52.5%, 167	Against 30.5%, 97	Undecided 17.0%, 54																
< 1 year	7.6%	24	12.6%	11	7.5%	5	6.7%	6	1.5%	1	33.3%	24	0.0%	0	0.0%	0	0.0%	0	5.8%	4	7.1%	17	5.1%	12	13.9%	10	10.8%	18	4.3%	4	3.7%	2
1 to 2 years	15.2%	48	25.3%	22	19.4%	13	10.1%	9	6.1%	4	66.7%	48	0.0%	0	0.0%	0	0.0%	0	26.1%	18	12.2%	29	14.5%	34	19.4%	14	19.2%	32	12.8%	12	7.4%	4
3 to 5 years	18.7%	59	16.1%	14	20.9%	14	24.7%	22	13.6%	9	0.0%	0	100.0%	59	0.0%	0	0.0%	0	15.9%	11	20.2%	48	18.3%	43	19.4%	14	21.6%	36	19.1%	18	9.3%	5
6 to 10 years	25.7%	81	27.6%	24	19.4%	13	28.1%	25	25.8%	17	0.0%	0	0.0%	0	100.0%	81	0.0%	0	30.4%	21	24.8%	59	28.1%	66	18.1%	13	22.2%	37	29.8%	28	29.6%	16
11 to 20 years	22.9%	72	17.2%	15	19.4%	13	19.1%	17	37.9%	25	0.0%	0	0.0%	0	0.0%	0	69.9%	72	20.3%	14	23.1%	55	23.8%	56	19.4%	14	19.2%	32	21.3%	20	37.0%	20
> 20 years	9.8%	31	1.1%	1	13.4%	9	11.2%	10	15.2%	10	0.0%	0	0.0%	0	0.0%	0	30.1%	31	1.4%	1	12.6%	30	10.2%	24	9.7%	7	7.2%	12	12.8%	12	13.0%	7
Totals	100.0%	315	100.0%	87	100.0%	67	100.0%	89	100.0%	66	100.0%	72	100.0%	59	100.0%	81	100.0%	103	100.0%	69	100.0%	238	100.0%	235	100.0%	72	100.0%	167	100.0%	94	100.0%	54

13. Which Neighborhood do you live in?

	Overall		AGE					PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE																
	324		Under 56	56 to 65	66 to 75	Over 75	Under 3 years	3 to 5 years	6 to 10 years	Over 10 years	Yes	No	Yes	No	For	Against	Undecided															
Old Town	13.0%	40	27.7%	23	11.9%	8	6.7%	6	4.7%	3	14.3%	10	5.3%	3	17.5%	14	12.9%	13	25.4%	17	9.7%	23	14.6%	34	8.5%	6	9.0%	15	20.9%	19	11.8%	6
The Settlement	14.9%	46	16.9%	14	7.5%	5	14.6%	13	21.9%	14	7.1%	5	10.5%	6	17.5%	14	20.8%	21	16.4%	11	14.4%	34	16.3%	38	11.3%	8	12.0%	20	18.7%	17	17.6%	9
The Boundary	6.8%	21	1.2%	1	1.5%	1	9.0%	8	17.2%	11	5.7%	4	14.0%	8	5.0%	4	5.0%	5	0.0%	0	8.9%	21	6.9%	16	7.0%	5	7.8%	13	4.4%	4	7.8%	4
Crystal Bluffs	3.9%	12	1.2%	1	4.5%	3	6.7%	6	3.1%	2	5.7%	4	1.8%	1	5.0%	4	3.0%	3	0.0%	0	5.1%	12	3.4%	8	5.6%	4	6.0%	10	0.0%	0	3.9%	2
The Fairways	4.5%	14	1.2%	1	9.0%	6	5.6%	5	3.1%	2	7.1%	5	7.0%	4	1.3%	1	4.0%	4	0.0%	0	5.9%	14	2.1%	5	12.7%	9	6.0%	10	3.3%	3	2.0%	1
Custom Homes	56.8%	175	51.8%	43	65.7%	44	57.3%	51	50.0%	32	60.0%	42	61.4%	35	53.8%	43	54.5%	55	58.2%	39	55.9%	132	56.7%	132	54.9%	39	59.0%	98	52.7%	48	56.9%	29
Totals	100.0%	308	100.0%	83	100.0%	67	100.0%	89	100.0%	64	100.0%	70	100.0%	57	100.0%	80	100.0%	101	100.0%	67	100.0%	236	100.0%	233	100.0%	71	100.0%	166	100.0%	91	100.0%	51

14. Do you consider River Valley Ranch to be your primary residence?

	Overall		AGE					PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE																
	324		Under 56	56 to 65	66 to 75	Over 75	Under 3 years	3 to 5 years	6 to 10 years	Over 10 years	Yes	No	Yes	No	For	Against	Undecided															
Yes	76.6%	236	79.5%	66	72.7%	48	76.4%	68	76.9%	50	65.7%	46	75.4%	43	83.5%	66	79.2%	80	79.1%	53	76.6%	180	100.0%	236	0.0%	0	69.3%	115	85.6%	77	84.6%	44
No	23.4%	72	20.5%	17	27.3%	18	23.6%	21	23.1%	15	34.3%	24	24.6%	14	16.5%	13	20.8%	21	20.9%	14	23.4%	55	0.0%	0	100.0%	72	30.7%	51	14.4%	13	15.4%	8
Totals	100.0%	308	100.0%	83	100.0%	66	100.0%	89	100.0%	65	100.0%	70	100.0%	57	100.0%	79	100.0%	101	100.0%	67	100.0%	235	100.0%	236	100.0%	72	100.0%	166	100.0%	90	100.0%	52

15. Which of the following best describes your annual residency at River Valley Ranch?

	Overall		AGE					PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE																
	324		Under 56	56 to 65	66 to 75	Over 75	Under 3 years	3 to 5 years	6 to 10 years	Over 10 years	Yes	No	Yes	No	For	Against	Undecided															
Full-time	71.0%	218	79.3%	65	66.7%	44	68.5%	61	67.7%	44	63.8%	44	69.0%	40	81.0%	64	69.0%	69	79.1%	53	68.6%	162	91.1%	215	1.5%	1	64.2%	106	83.3%	75	71.2%	37
Seasonal	10.4%	32	3.7%	3	12.1%	8	11.2%	10	15.4%	10	14.5%	10	8.6%	5	5.1%	4	13.0%	13	1.5%	1	12.7%	30	7.6%	18	17.9%	12	13.3%	22	4.4%	4	11.5%	6
PT (3-6 mo)	8.8%	27	2.4%	2	12.1%	8	10.1%	9	12.3%	8	8.7%	6	8.6%	5	5.1%	4	12.0%	12	6.0%	4	9.7%	23	0.8%	2	37.3%	25	9.1%	15	6.7%	6	11.5%	6
PT (1-3 mo)	3.6%	11	2.4%	2	4.5%	3	5.6%	5	1.5%	1	5.8%	4	6.9%	4	1.3%	1	2.0%	2	3.0%	2	3.8%	9	0.0%	0	16.4%	11	5.5%	9	1.1%	1	1.9%	1
Periodically	6.2%	19	12.2%	10	4.5%	3	4.5%	4	3.1%	2	7.2%	5	6.9%	4	7.6%	6	4.0%	4	10.4%	7	5.1%	12	0.4%	1	26.9%	18	7.9%	13	4.4%	4	3.8%	2
Totals	100.0%	307	100.0%	82	100.0%	66	100.0%	89	100.0%	65	100.0%	69	100.0%	58	100.0%	79	100.0%	100	100.0%	67	100.0%	236	100.0%	236	100.0%	67	100.0%	165	100.0%	90	100.0%	52

16. Do you have any children under age 18 living in your home?

	Overall	AGE								PROPERTY OWNER				CHILDREN UNDER 18		PRIMARY RESIDENCE		VOTE		
		Under 56	56 to 65	66 to 75	Over 75	Under 3 years	3 to 5 years	6 to 10 years	Over 10 years	Yes	No	Yes	No	For	Against	Undecided				
	324	28.2%, 87	21.7%, 67	28.8%, 89	21.4%, 66	22.9%, 72	18.7%, 59	25.7%, 81	32.7%, 103	22.5%, 69	77.5%, 238	76.6%, 236	23.4%, 72	52.5%, 167	30.5%, 97	17.0%, 54				
Yes	22.5% 69	69.0% 58	10.4% 7	3.4% 3	0.0% 0	32.4% 22	18.6% 11	26.3% 21	15.0% 15	100.0% 69	0.0% 0	22.7% 53	20.3% 14	17.6% 29	32.2% 29	21.2% 11				
No	77.5% 238	31.0% 26	89.6% 60	96.6% 86	100.0% 65	67.6% 46	81.4% 48	73.8% 59	85.0% 85	0.0% 0	100.0% 238	77.3% 180	79.7% 55	82.4% 136	67.8% 61	78.8% 41				
Totals	100.0% 307	100.0% 84	100.0% 67	100.0% 89	100.0% 65	100.0% 68	100.0% 59	100.0% 80	100.0% 100	100.0% 69	100.0% 238	100.0% 233	100.0% 69	100.0% 165	100.0% 90	100.0% 52				

**RIVER VALLEY RANCH
OPINION SURVEY 2023**

Comments & Suggestions

6. Please provide any comments about the plan goals and solutions for the Preliminary Improvement Plan:

1. I am very happy with the Ranch House right now, but support limited upgrades and necessary repairs and maintenance
2. pool deck, locker rooms and pool all degrading and present potential safety issues
3. I think renovating the pool area is more important than the mail room.
4. Other than safety and general wear, I do not believe a significant overhaul is required.
5. I believe the pool needs to be reconfigured and be deeper.
6. I believe we should first focus on the maintenance/upkeep that has been put off and needs to be done. Then over many years begin to complete upgrades as funds are available from the reserve. Both funding options require a substantial increase in payment from homeowners.
7. Job well done. Thanks for all the hard work.
8. I would like a larger pool area with more lounge chairs and umbrellas (pardon me, if that is already part of the plan)
9. It seems like it would be more cost effective to add a second floor above the new mailroom to provide expansion for potential fitness expansion.
10. Too much money and unnecessary improvements. Some of these projects are poor use of funds and certainly not serving the community as a whole. Better options available for some of the "wants" that are more affordable than projected costs from the analysts I have found with just basic searches on line. Has anyone ever proposed a survey for volunteers in our community who are willing to donate their time and skills for some of these improvements? I. E. mail room
11. it is a lot to add to the already increased monthly dues
12. I feel the expenditure for the mailroom is ridiculous!
13. I don't see the need for a remodeled mail room. I think the current mailroom is fine.
14. The investment in the mail room seems excessive and something that doesn't add much value to the community and the initial cost estimates on the renovations felt high, but overall, the plan is thoughtful.
15. We are owners of a home under construction, and although we already use some of the facilities, we do not have the experience of using the mailroom, tennis courts and some of the other amenities at this point in time. We can see the Ranch House and some of the outdoor areas are in great need of repair

work, and obviously it would be nice to freshen up and modernize the decor, pool furniture etc. In the plan there does seem to be an emphasis on improving the pool area and associated amenities, when these facilities are only in use for part of the year due to the climate. The few times we have used the pool, it has mainly been younger children swimming, and I question whether a large sum of money spent on this area really serves the majority of the RVR community. However, I do agree that well-maintained communal areas reflect on the community as a whole, and its desirability as a place to live. I attended the annual general meeting earlier in the summer, and I remember a resident raising a really good point about a third plan option. She suggested that there be an additional proposal to the plan that included essential maintenance and minor changes only.

16. I appreciate all the hard work of the Long-term Committee in setting up this plan and renovation choices.

17. The only feature that I use at the Ranch House beyond the mail room is the gym - and you haven't said that there will be any improvements to this area at all. Very disappointing. I would be more amenable to funding improvements if they actually included everyone's needs. For example - very few folks, relatively speaking, use the tennis courts in terms of those that live here. But the gym is packed now with 'kids' and has outdated equipment, with a lack of weights.

18. Seems like some optional items were added to a few crucial maintenance items.

19. Fix maintain current assets

20. If the objectives are to improve ageing assets, with the view of maintaining property values, then I believe that the improvements need to directly contribute to those stated objectives. The fact that the single largest expense is for a new mail room that does absolutely nothing to address those primary objectives is outrageous. This should not be a homeowner expense, rather a USPS one. Like any other neighborhood in the country, USPS should simply deliver to our front door and thus remove any line item on here allocated to mail at all. Homeowners in RVR should not have to fill the void left by budget cuts to USPS. This is a tax payer expense, not one for RVR. This is followed by maintenance and administrative allocations on the budget sheet that also do little to directly address these stated objectives. That said, I strongly agree with improvements to the pool, change rooms, bar, tennis room etc, but where are the improvements for the fitness center, sauna steam room, additional tennis courts etc? Improvements that would go a long way to actually addressing the stated objectives of this endeavor.

21. We are part time residents of RVR. This elaborate booklet with its proposals have little effect for us except ANOTHER ding for money. Considering the current situation of the economy, I wonder how your project will be able to proceed. I hope it does!

22. I think we are all aware that we need some improvements, but do we really need a huge bar inside and out?

23. I don't feel the plan provided adequate options or in any way reflects the sentiment of the community. I also don't believe it does anything to enhance my property value. Some of these things could be paid for on a paid for use basis.

24. I would like to see more changes to the upstairs area. It seems that more focus was on the summer use and not thinking about winter use. We also feel there could be a better use of the conference room/area. More room (even storage) for spin classes and aerobic classes. Also the need to accommodate for more

bikes. Possibly expand the workout room and make larger (could use the conference room to expand)
The steam room needs to be renovated! It smells like mildew and doesn't work all the time. Go back to providing hygiene necessities like before Covid

25. Our concern is that the long range impact of what happens to the golf course has not been addressed. We feel the future of the golf course has a long term effect on RVR and that RVR may need to make a significant investment in the not too distant future. We feel that those future demands need to be considered when making any long term investments.

 26. The mailroom cost is a large chunk of the ask. Why isn't USPS footing that portion, or at least part of it? I'm not sure what the original RVR agreement was, but we are providing them an easier way to deliver the mail compared to visiting each house, in effect saving them money in additional labor and equipment.

 27. Clearly reflects substantial work and thought. Very clear presentation and time/effort much appreciated.

 28. One of the earlier criticisms was around a lack of clear personas. That has not been addressed. Who are the customers you're targeting and what does success look like? More people getting their mail? Seems a stupid metric to me. More people buying booze? Will that offset dues increases in the future? Someone needs to have clear, measurable objectives so we can hold them responsible for failure or reward them for their success. Also, with option 1, how do we account for the cost overruns no one is talking about? Finally, what's the dollar payback? If I kick in my \$, how long does it take for my home value to increase enough to cover the cost. PS why can't we borrow half and have a smaller assessment as an option 3?

 29. Photos of slide were shown but no improvement plan indicated.

 30. Minimize costs. Keep dues low

 31. Exterior finishes on building could be a bit sharper looking. Too similar to the tired current exterior finishes. Love to see navy and tangerine outdoor furnishings or navy and yellow. Sharp and crisp.

 32. Integration of needed repairs along with increased improvements is well designed

 33. Charging, or increasing user fees to pay for certain improvements does not appear to be considered or discussed. 100% of homeowners should not pay for the desires/conveniences of the users. I use the golf course and pay 100% of the fees for such use.

 34. Since I moved here 7-8 years ago there have been numerous irrigation issues with many gardeners and beads of irrigation discussing need for new irrigation system due to the old and. Token current one. This will continue to nickel and dime all of the residents and in time present an even larger cost to fix when it completely breaks down. About 5 years ago I lost about \$20,000 worth of trees and vegetation because the irrigation in our backyard broke and was not fixed for over 3 month as. I never pursued costs from the association but the next time this happens to a residence(s) the association might not be so lucky. I don't see any money addressed in this proposal for an over bail of the irrigation system??? Before these other luxury items are pursued we need to make sure the irrigation system is replaced and other basic foundational problems of River Vally Ranch are attended to. Thank you for your time and consideration.
-

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35. My one concern is the bike parking. 1) is very far from what looks like a new/alternate pool entrance on the right of the building by the family changing rooms. It will increase congestion at the front entrance of the building with people and kids meandering back and forth and waiting out front for parents, etc. 2) We need more bike parking. My two young girls and I bike to the pool daily in the summer and the bike parking area is getting really really congested. With cargo bikes and increased families in RVR we really use alternate pool bike parking or a larger bike parking area.
-
36. Maybe the USPS should deliver our mail to our homes or maybe install those central mail boxes thru our RVR that are used in most neighborhoods these days. I believe making 365 trips a year to the existing mailroom just to pick up our mail (which is mostly junk mail) is a total waste of time and energy (idling vehicles parked while homeowners retrieve their mail currently). The mailroom scene is my least favorite thing about living in RVR.
-
37. Lack of input from local builders and contractors has been very disappointing. Prices seem very high for what could be accomplished with more local help
-
38. I feel it's important to maintain facilities and provide a safe and attractive environment. I think it's important to provide space for the growth of our community. I'm also concerned about financial cost to the community.
-
39. The original survey found that people were pretty much satisfied with the way things are. Go back through the results. Updated patio furniture was high, other items less important. It feels like you are just trying to spend money to justify the high dues, which I'm sure you'll increase as well. 6500 assessment?!??? Few can afford that, except all the millionaires who recently bought here (since 2020). 25 years isn't that old. Hines last hundreds of years with proper maintenance. The people driving this can just donate to have it all done. You are driving out the working class. RVR has become a place only millionaires can afford to live. Why do we need to compete with Aspen Glen? They are a fancy country club, we are not. Don't waste our money.
-
40. There is too much seating at indoor bar which doesn't encourage interaction. I suggest that the end of the bar to the left be curved so that 4-5 people could talk more easily.
-
41. This has been going on for 4 years ! It's a long term planning committee instead of long range planning.
-
42. Three main issues: 1 - inappropriate to provide only the capital costs of the plan and not at the same time also tell us the upcoming impact to HOA dues (more and nicer facilities cost more to maintain, so what is HOA due plan), and the impact to the capital reserve (how much does this deplete reserves, what's the plan to build back reserves and will we need to build back higher reserves to cover future maint and replacement of more/nicer infrastructure, how much extra will HOA dues to have sufficient CF each year to funnel to reserves). 2. I don't see any engagement with an actual contractor or developer familiar with real life time and cost of improvements such as these, so don't trust the projected cost to actually cover the cost 3. there is no conversation about other capital needs and capital reserve maintenance spending - what does this plan do to our ability to maintain irrigation, etc.
-
43. My opinion is the cost is too high for the improvements listed. I do agree that the mail room should be done and obviously the maintenance issues (deck and roof) need to be addressed. The overall expense is too high for the value added. I would approve money for a new mailroom but not a lot else.
-

44. Obligatory improvements are more important than aspirational improvements.
-
45. take my views with a grain of salt. We just bought our property in 2023 and have only been to the Ranch house a couple of times.
-
46. The current amenities are adequate but need to be maintained appropriately. It appears in talking with developers the cost are way out of line.
-
47. Replacing and adding more pool furniture is a must. The loungers are very uncomfortable and there are not enough of them. I'd love to see the addition of an adult only pool or at least adult only pool times. The food and drink options must improve. They are deplorable. I STRONGLY believe that the plan needs to address owners of the empty lots and their role in the improvements. The improvements will increase those property values too and those owners should contribute in some way.
-
48. We are in support of the majority of this plan. Here are our areas of concern: -We do not see a need for outdoor showers -We think the outdoor cubbies should be located along the eastern Ranch House wall (so children, families and tennis players can access them and that social activity will not bother the lap swimmers). This change would make it so we do not need the additional bridge over the lap lane entry. - We were slightly concerned that the mail room, being separate from the building, would need some surveillance. Also, we would be interested in seeing a schematic of the interior of the mailroom. Our favorite parts of the plan are: The family changing rooms, adjustments to the staff spaces, additional 2 bathrooms on the east side of the Ranch House, and maintenance of the pool area (tile, slide, patio surface areas)
-
49. we are very appreciative of the volunteer effort that has went into this, While we feel it's important to keep the facilities up, the general premise seems to be that we "need" improvements and that more is always better, I disagree with that. If we are honest with ourselves, our home prices are doing just fine, in fact working class people are leaving the area as they can't afford to live here. We love the facilities here, but things come with a cost, and the cost/benefit doesn't work out for everyone; especially those with less disposable income. In general, you don't build facilities/amenities for 4th of July, you build them for rest of year. Not sure who likes to spend time in mail room, seems like you get in and get out. Our general attitude is minimize the nice to haves and focus on the physical integrity of property like pool deck, roof, mechanical systems. putting \$\$ into things like outdoor showers that can be used mostly 4 months of the year is not best and highest use of dues.
-
50. I think that if the tennis building needs improvement then the tennis club can pay for it. I never see anyone use it anyways. The mailroom is fine. it was originally designed to handle the number of residences in the development. i agree that the ranch house needs updating, but i dont think it needs to be re-designed.
-
51. Appreciate the comprehensiveness of the plan. However, we look forward to seeing a scaled down version with options. We think that there are excessive expenditures that need to be modified.
-
52. Wonder about continued investment in tennis facilities which seems disproportionate to other amenities and shift away from tennis toward pickleball. Highly unlikely to support any additional investment in tennis facilities or offerings
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53. I CAN'T UNDERSTAND WHY WE WOULD NEED TO PUT OVER \$500,000 INTO A MAIL ROOM. IT'S NOT GREAT BUT WHO NEEDS A GREAT MAIL ROOM.
-
54. I think water conservation should be included in the plan some how.
-
55. The workout spaces could be updates as well. Take over the conference room and put in a premium workout facility.
-
56. I think that the facilities we have are great. I am in favor of keeping the existing facilities in good condition. As far as the new mail room I think it is an expense that is ridiculous. For any older people that can't get down to get into their mail box, I am sure someone from the front desk would be more than happy to get their mail for them. And as fare as another office 🗨 Aspen Glen, has no offices, no mail room and employees work from home. We have a diverse community, and with the cost of inflation, higher taxes, insurance etc. not everyone can afford to make a COUNTRY CLUB OUT OF THE RANCH HOUSE. I understand the big money has moved in and they would like to make changes and make facilities like where they came from 😞 but how about the home owners that were original here and are doing everything try to stay here!
-
57. I would like to see the planning go further and take this to an even higher level. I'd like to see long term planning for all aspects of keeping the facilities exceptionally well maintained and budgets in place for updating of the facility every 5 years. With this many homes owners why are we waiting on keeping our facilities maintained? As home prices continue to go up we need to make sure our common facilities match the expectations of people moving here. Otherwise property values will suffer.
-
58. It would be great to see the weight room/workout rooms on the main level.
-
59. I do not really use the Ranch House for much and the pool doesn't meet my needs, but I understand the value in improvements to these areas.
-
60. The overall plan is good, I just don't think the bridge over the lap pool or the cubbies are necessary. As a dad of 3 kids I would not use those cubbies because they are out of the way. I will either keep my stuff at the tables / chairs or in the locker room as I do now.
-
61. It's an interesting idea but I don't think it's worth \$6k.
-
62. Well done
-
63. Homeowners in Old Town can't afford the assessment. We barely use the facilities. The gym and pool are fine-no "improvements" aside from maintenance are necessary. We don't need new chairs, tables or barstools. The cost of all of the intended projects is exorbitant, especially when some of them are cosmetic only.
-
64. I don't think your timing of this plan is the best. Family's are struggling with providing for themselves, then to add an additional cost.
-
65. The only piece that I feel is missing are private cabana/slightly adult areas for the pool that could be reserved ahead of time
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-
66. Key for me is remodel the locker rooms. WOMen's locker room showers and spa STINK. Awful smell. Can't shower there; very moldy acrid smell in shower area
-
67. We feel family changing rooms are important. Pool cubbies and outdoor showers aren't necessary.
-
68. Refreshing a too small facility is a waste of funds. Current facility was crowded when there was 20 percent occupancy. Plan is too small minded and not following consultants' proposed vision.
-
69. We need major updates or our property values will drastically decline
-
70. Replacing the roof should be paid for out of reserves not an assessment. Building a new mailroom is expensive and not necessary. The current mail room gets the job done. In the near future, useful US mail will continue to diminish as electronic mail increases. Look at the way that RVR invoices and gets payments for example.
-
71. Consider cluster mailboxes in neighborhoods in lieu of centralized mailroom
-
72. Need to expand the second floor to accommodate more and expanded classes.
-
73. Too much being done all at once
-
74. how about a dry sauna in the mens locker room please
-
75. Too ambitious. I also think this survey is very biased in language and choices. It combines questions that are really two different questions. For example, "Refresh and Improve Ranch House" is two questions for those of us with more modest goals - we would support refresh but not improve. "New Indoor and Outdoor Bar" - doesn't give the option to make health improvements but not to make a fancy bar space. "Tennis Bathrooms" would surely be good, but the cost should be added to the tennis memberships, not to all homeowners. Just like we now have to pay for exercise classes, perhaps those who live here and play tennis should have a small extra fee for the improvements and the costly maintenance of courts.
-
76. I strongly feel the food service should be further upgraded with full kitchen to be able to serve a larger variety of higher quality food
-
77. I do not want HOA dues increased and feel our facilities are very nice currently with normal upkeep. Growing families will not be able to stay here due to higher dues and probable assessments. And retirees will have to sell their homes with all the increasing expenditures proposed for RVR. Maintain our existing structures. If structures in Europe can be beautifully maintained and cared for, then we can likewise care for our structures here in RVR. Spending is out of control in our government. Let's NOT adopt that policy here in RVR.
-
78. Is it crazy to just have mailboxes at each house? We already get package for fedex ups and usps so I don't think it would be hard to get mailboxes.... That eliminates a huge piece of the budget to be used for something better.
-
79. Improvements needed to upgrade wear and tear but not necessary to add on mailroom or enlarge bar area into our nice living room etc .?
-

-
80. We should be doing anything that requires significant assessment given that HOA costs continue to increase and they are already very high
-
81. We are concerned that there is no plan to do anything with the actual pool which is now 25 years old. It would seem that the pool would need to be replaced before doing decking and tile otherwise all the new decking will need to be ripped out to replace the pool soon. Spending \$500K on a mailroom seems ridiculous. You could do mailbox banks in different neighborhoods that will cost much less. Spend the remaining funds on the pool instead.
-
82. Would greatly prefer to have mail delivered at the end of each driveway, if possible, or even at a location on each street, rather than having to collect it at the ranch house. Would also prefer a 4- year option to pay the assessment.
-
83. My personal opinion would be to support needed maintenance of the current facility well above adding expensive new features.
-
84. Over half a million dollars for a new mail room seems wildly excessive. Mail delivery is an expense we pay for in our tax dollars and I don't feel it should be an additional expense for RVR homeowners. Perhaps, we should all have mailboxes that conform to standard norms (meaning no ski boot or shark designs)and let the UPS deliver that way.
-
85. Add acoustic engineering to the Great Room to reduce ambient noise level Expanded indoor bar area seems to take away community meeting space. We need a place to gather.
-
86. How much income does the snack bar generate....summer? Are there any projections on how much a new bar/kitchen area would generate? I would rather have home mail delivery to my residence than spend 500K. Mailbox would be a lot cheaper. Until you limit the amount of guests, especially short term rentals, that people are allowed, the facilities are too crowded and I do not enjoy utilizing what I pay for.
-
87. question the expense of a new mail room and extended interior bar.
-
88. The mail room does NOT need priority. It is fine the way it is and other priorities such as repair of infrastructure of current building of club house and pool need to be a priority.
-
89. Much too much overlap and blurring of Long Range Plan wish list vs Required upkeep funded by Reserve Fund...lack of clarity lends to mistrust and misuse of scarce financial resources
-
90. Mail room - more packages, but we're reducing the number of package boxes by more than 2/3...from 38 to 12.
-
91. Just wondering if this plan will be sufficient when RVR is built out. Are we looking out another 25 years?
-
92. Very impressed with the thoroughness of the survey.
-
93. I think the preliminary improvement plan is well done for what it is.....a significantly reduced and inadequate investment in our community. I am very pleased with the job the Board has done managing the divergent positions of our community. However, I am deeply surprised, disappointed and concerned about the unwillingness of the community to invest in the future of the community. Relative to the
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benefits to be enjoyed and the important return on investment (as it relates to the long term preservation and appreciation of our home values) RVR should be investing substantially more.

94. Most of these improvements are staff driven and will not enhance the homeowners experience. Plus, our monthly HOA dues are supposed to be used for improvements for the facilities over time. 3+ million extra needed seems like we need a better treasurer.

95. The RVR Long Range Planning Committee has been misled by contracting McMahon Community Consultants, and the latter's complete lack of understanding of the culture and lifestyle aspirations of RVR residents. Consequently, McMahon has delivered a misaligned redevelopment vision and expansion plan for the Ranch House Property. The presentation by the President of McMahon comes over as a sales pitch. Many of us do not share a focus on return on capital employed, the equity cycle, or the growth cycle. The notion of "build and they will come" is a nice catchphrase, but it's nothing more than that. It is a flawed concept applied to the RVR Ranch House in this context of the Facilities Improvement Plan. Most of us live here in RVR for reasons other than the Ranch House. This expensive Facilities Improvement Plan is misaligned with the how many of the homeowners view the significance of the Ranch House within the context of RVR community. Most homeowners do not live here not for a "club-like", Ranch House-centric lifestyle. The drivers for our ownership and lifestyle are much, much broader in scope. Many homeowners do not make regular use of the fitness center, weight room, fitness classes, and the pool. Many of us have minimal interest in the recreation pool. At the time of year that it is open, most users are families with young children. Us older folks would prefer a more serene, quieter experience where we might perhaps relax with a book and a glass of wine. The fact that alcohol is not permitted poolside is a big negative for making use of this space. The Ranch House needs to be repaired, refreshed, and updated for the next couple of decades of use, that much is very clear. Some parts of the building are in urgent need of repair replacement and upgrading, e.g., the roof. Beyond repairs, refreshments and key upgrades to the existing building and facilities there is no requirement for expansion of the property beyond its current footprint. The building basically needs TLC, it has been under-maintained and neglected.

96. It'd be helpful if it was broken out by - this is absolutely critical for ongoing use - this is a new addition and value add - usage data for each of the amenities...what percent of homeowners use each of the areas under consideration for renovation? Ex. If only 10% of people use X amenity, should we really spend the capital to update?

97. There is no quantitative data to reflect current and future usage or need for improvements such as an outdoor bar, mail room or restrooms. Replacing the pool deck should be covered by our reserves as they are part of the budgeted maintenance plan. The ranch house needs a new roof, again this should have been budgeted into maintenance through our reserves. The mail room proposal is extravagant; either kiosks in RVR neighborhoods or an outdoor mail pavilion need to be explored with a cost analysis. Spending 2 million dollars to receive snail mail is ludicrous! Many of these improvements are only good for the 3 months of summer and only serve a small segment of our population. In addition, our property values have increased significantly as reflected by our recent property tax statements. It's interesting that our home values have all increased with our current "outdated" ranch house. Also home values have increased in all of Carbondale including areas that don't have a ranch house or similar amenities. The Ranch House does not appear to be the determining factor in property values. How many people actually use the ranch house? The majority do not. There is no data to suggest that if these improvements are made that more residents will use the ranch house. This is a marketing ploy based on faulty thinking!

98. This is a long-range plan; however it feels as though the proposal is to make all of the improvements and repairs at once and in the near future. This is an enormous expense for existing homeowners. Spreading

out these improvements over time will allow new owners to contribute to the overall costs instead of existing owners incurring all the costs now. Spreading costs out over time also allows for the reserves to build back up for future projects.

99. Would like to have seen the area around baby pool addressed more. That pool is not heated, that is why it is rarely used by young swimmers.

100. Many of the items are not important or neutral but I would still vote for the improvements with the exception of the mail room. \$542 k for something that is a problem for usps is crazy. Should look at outside mail pavilions or get a subsidy from usps. Also bridge over lap pool seems pointless

101. I don't think we need a bigger bar

102. Why not put a bank of mailboxes outside the ranch house or in the pocket parks all over the neighborhood like every other planned community? This way, the mail could be inserted by USPS from the back, allowing residents to access from the front with no mailroom closures required. Alternatively, you could set the position of each resident's mailbox based on a variable mailbox rate (i.e. those who don't want to or can't bend down to collect mail from the lower rows can pay more for a top or middle row.) Honestly, people are dissatisfied with USPS not the RVR mailroom. (full disclosure, mail to my address is delivered in one of the bottom row mailboxes)

103. I strongly favor the Assessment Option

104. I don't believe we should spend extra money on the tennis program, such a small % of home owners actually use the tennis courts.

105. Since I never use the ranch house, I have no interest in spending any money improving it.

106. Generally, well thought out and comprehensive. Goes a little further than necessary..more amenities, more staff, more upkeep, more cost.

107. Bringing community together is unimportant. Based upon previous surveys large portions of RVR never or infrequently use the Ranch House. It is unclear that USPS was consulted nor was it really discussed regarding placing one's mail at one's home address and doing away with the mail room entirely. This seems like a very viable option. Where is the research/scientific data about the effect of amenities or Ranch House contributing 20% to home values. At one of the meetings the representative of McMahon stated that he was unaware of any such data, other than his anecdotal experience. Typically open space, golf course, Ranch House may add about 10% and here at RVR even that is questionable. The median home price in Carbondale was \$645,000 in 2020 and in 2023 is \$1,700,000. That is a 263% increase and one without any improvements to the Ranch House and in light of time, one might even guess deterioration.

108. I am in support of the goals of this initiative and largely in favor of the actual plan. The exception is the money allocated for the improvement of the mail room. I have very strong opinions on this matter.

109. Not enough financial details and a lot of scare tactics

-
110. I think the mailroom is fine. If you want to make it better, locate the boxes in groupings closet to our homes. Not sure why the pool deck wasn't already done. I would not spend the \$ for outdoor showers and changing rooms.
-
111. The planning committee has done an amazing job of laying out the areas that need work and their costs!
-
112. Concerned about future costs of all the renovations since they are not scheduled to begin for a few years
-
113. Since there is no North arrow on this map we will refer to left and right which apparently is East and West, respectively. 1) Put all of the family changing and outdoor showers on the left side with the proposed bathroom saving A) a second plumbing/utility project, B) construction of the bottleneck and potential liability bridge over the adult lap pool which families/children must cross multiple times in a day/week/summer, and C) costs of an apparent un-necessary left side "Stor./Prep." and "Vestibule" space where the right- map side existing pool storage could be renovated for much less. This should save ~ \$311,250 or more and construction time per the budget. 2) The new mail room location will remove mature Aspen trees needed for shade and that has not been addressed and this has been a newsworthy issue with the city of Carbondale and the new Forestry office downtown funded by federal grant money. 3) Research additional federal grant money to potentially fund or save \$542,800 during this early lead time to obtain possible reductions in cost. In addition, RVR should consult with the post-office for their standards required before presenting this design. 4) There is no itemized cost in the budget for the Tennis Pro shop renovation and only a picture of the Tennis Pro shop existing conditions. We suggest that the outside RVR tennis membership fees should be increased to cover the tennis pro shop and partial left-side bathroom fees. This was vocally introduced in at least our attended meeting to address non-RVR tennis members using the Ranch House restrooms and facilities. 5) Buildout/renovation of maintenance area, pool deck/slide, Ranch House exterior, and furniture are the most necessary items to be addressed in the primary term as they focus on improvement and reduce liability. We agree that paying upfront is the best payment option. With the above possible \$854,050+ in reductions mentioned above, the funding options on pages 26-28 are not in a final form to be defined for a loan or be voted upon in your time table.
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114. Concerns: - Have the cost estimates taken into consideration the very high costs of renovations, piecemeal additions, construction phasing and inflation? _ Would it be wise to get additional cost estimating opinions from local contractors who specialize in high-end piecemeal work? - The Mail Room looks tight. Do the 32" to 34" wide spaces in the Mail Room meet present handicapped access requirements? - Has Post Office agreed to the proposed plan? - These types of projects are notorious for going over budget. What would be the plan if construction bids come in over the budget? What is the plan if construction costs end up exceeding the budget (w/ the contingency)?
-
115. Spending \$500k on mail room seems excessive. We have had a bottom row box for 20 years and it works. Timing trips to accommodate USPS is not hard. Can we have o/s and save money?
-
116. Disheartened that the RVR Board of Directors continue to maintain a culture of contentiousness with the Town of Carbondale and the work the Town is putting into enhancing large scale inclusive community amenities.
-
117. Costs have risen too much in the valley (good, services, property tax, and HOA dues), and we need to not start any nice to have projects that require any additional assessments.
-

118. I would like to see a break-down of the current capital reserves (total \$) and how much far those can go for the proposed improvements. Annual association revenues from dues should be around the total budget indicated for the renovations; capital reserve accounts (funded by association dues) are meant for these kinds of improvement projects and the dues seem adequate for the facilities/upkeep therein.
-
119. Include measures to improve acoustics in Great Room so that it is more functional for group gatherings, and therefore will be used by more people. We have stopped going to events that must be held inside because it simply becomes unpleasant with everyone screaming while trying to socialize. Love the more functional mailroom, and feel that family restrooms/cubbies for pool will enhance that area. I am not sure why the tennis building refurbishment is not included in our capital reserve funds, but we are not adverse to keeping our facilities in good shape. Very in favor of a new maintenance building, as the current one seems to be in bad shape, plus feel that its relocation will provide for expanded parking needs in future.
-
120. Some clarification about the pools would be helpful. No changes to the existing rec and lap pool would occur? I see a bridge over the lap pool. Is that the only modification to the lap pool?
-
121. I think the professional fees are excessive. Also the walking paths need work and the bridges. What are the other areas we need to spend money?
-
122. Price seems high for what we're getting? Why so much for Architect's fees? Doesn't look like there is much to design here.
-
123. Please add a component to the plan to account for a situation where a homeowner cannot afford the assessment. Is there an option to mix the two options if some homeowners cannot afford the assessment?
-
124. The RVR Improvement Plan was extremely well presented in the booklet and on-line and represents all-important deferred maintenance. The balance are major improvements to the aging Ranch House, due to long deferred maintenance, well as luxurious additions of little importance to those without young families or infrequent users or only part time residents
-
125. We do not need a new mailroom there is space to go up and as we receive less mail no need for a new mail room. Packages can be picked up at mail room, post office and left on our door steps. Most elderly I speak to like the location of the 1st restroom. I do not mind sharing shower facilities with children. Too much money was spent on this report that could have been out to community use. I am much more interested in a conservation plan for natural resources and maintenance upgrades.
-
126. I'm very curious where the preliminary costs have come from. a \$549,000 mail room seems very extreme for example. Also \$380k in upgraded furnishings and appliances??
-
127. I realize that the range of responses will vary based on age demographic and how residents utilize amenities. For the most part, my view regarding the mail room aligns with feedback I'm hearing from neighbors. The cost to upgrade the mail room appears absurdly high. The fact that the mail room is closed each day presents little impact to me. The box height is also not a significant detractor. The fact that the boxes don't meet new USPS spec and that USPS routinely mis-delivers mail is not residents' problem. Perhaps USPS should reduce the amount of junk mail they insist on cramming into our boxes rather than residents spending a half million on a new mail room. I am generally fine with the look and
-

feel of the Ranch House interior. Exterior (roof, trim, etc.) needs updates. Overall, I support maintaining/improving underlying systems and glaring examples of degrading equipment/finishes/etc.

128. Spending that much money on a meal room is absurd

129. It is not obvious to me what, if any, improvements address increased capacity due to an increase in population. E.g, larger Ranch House common area, larger pool and pool deck.

130. Too many leading questions. Just do the maintenance without all these other 'aspirational' things.

131. We are concerned that this Ranch House plan sets RVR up to be more of a "club" like atmosphere. We specifically chose RVR because it is not private. We are concerned that the big focus on property values (which have sky rocketed beyond our expectations) is creating an "exclusive" environment, which is not our interest. We are more focused on the Carbondale community than enhancing the RVR community.

132. Consider lower cost improvements to mail room.

133. This plan doesn't include everything. You still need to update the gym, Re-pave the parking lot, consider more new siding/new Roof, upgraded lighting/AV. I would rather do it all and increase the improvements scope/quality of the work. I would consider raising another \$1-\$1.5M for additional work than to put things off and do another cap raise in 5 years. Properties are now selling for \$1000+/sf and the amenities need to support that.

134. Architectural fees look out of line relative to the scope and scale of the project.

135. I find that the plan is not ambitious enough. I think the plan should include an enlarged pool (including a 'deep end'), an enlarged hot tub, and an 'adult only' area for each. I would minimize the 'bar' (we already have one at homestead - does a community this size really need another one?), dramatically improve the locker rooms, and deprioritize the enhancements that do not directly add to homeowner value (e.g. maintenance shop - is the sinking floor a safety issue? If not - WHY is it worth fixing? Same with administrative offices. How often are these offices used? Can they be located in a lower value location? Why do they need to be on-site?)

136. Change is not needed. Maintained is essential.

137. Do not support the new mail room, which would cost more than the estimate. totally unnecessary. other options should be considered, such as cluster mailboxes throughout RVR. also, happy to take a bottom box # and give my box to someone else.

138. Comments: 1)The current plan's focus seems to be increasing property values (which in the current real estate market is not needed). 2) The outdoor bar and tennis court bathrooms are expensive and will serve a fraction of the ownership during a fraction of the year, therefore do not seem like additions that all homeowners should be required to finance. 3) We are more in support of a new roof, pool deck, mail room, and perhaps a new maintenance building (we don't have a clear picture of what the needs are on that last one)as these are functionally or safety or operationally more necessary improvements. 4) Reducing the size of the living room to add more bar space seems curious. Currently there are several small groups meeting in the living room and hardly anyone sitting at the bar.

-
139. Existing mailroom is fine. A new one would also have to be close while loading mail. Ranch house appearance outdated? We don't agree. Sandblast and paint the patio furniture.
-
140. Excellent presentation by email. It covered all my concerns. Thank you!
-
141. Refurbish pool area very important. Overall facility looks old. Needs to be refurbished, spruced up.
-
142. Funds should be appropriated ONLY for existing facilities!! The Bar and the existing Great room does not need expansion.
-
143. We believe the estimated cost is considerably understated.
-
144. I have no problem with the current mailroom. Not sure we need to build a proverbial "brick outhouse" to pick up mail. Would like to see a pool area designated for older members, perhaps a balcony.
-
145. Does not go far enough
-
146. I consider remodeling the bar area the least important aspect of this plan. The pool and outdoor bar are mostly used 3 months of the year (summer). RVR is not a country club and I believe residents could and should support the bar & restaurant at the golf course. There are many upgrades & repairs that are needed at the Ranch house, I believe increasing the bar & snack area etc. is not one of them at this time.
-
147. I would like to understand in more detail how the refurbish/update money is being spent on the Ranch House interiors—the great room, locker rooms, etc. I think this is an area where homeowners could be very disappointed with the outcome if they don't have a clear picture in advance of what is included and the overall intended aesthetic.
-
148. I do NOT believe a new mail room is worth spending a significant amount on
-
149. Limited scope of the project shows real concern for RVR owners. Thank you!
-
150. Pool furniture could be refreshed by painting without buying new. Mail room could be 600 rather than 900 sq ft.
-
151. I would like more details. When I look at renderings and look at the property I don't see the fit. I don't believe the rendering is to scale. I do hope that you are not planning on taking out trees to do this
-
152. A half million dollars in architect fees is outrageous. The current furnishings and layout is beautiful and should not be replaced. The mail room is sufficient. It's a mail room. Not necessary to spend a lot of money to make it bigger. People can choose to get their mail at any time of day. We don't need a new or bigger bar. The current space is under utilized
-
153. the planned renovations for the interior/exterior bar and mail room should be reduced to affordable level.
-
154. It feels like it's trying to be sold to us by staff. No real expertise on impact to home values other than generic statements
-

155. We just bought an empty lot but my husband and I plan to use the fitness facilities 5 or so days a week once our house is built.
-
156. Mail room improvement cost is too high as it relates to total budget / Expense of project - and we need to have USPS to pay the cost of new box standards / specs. Replace some of the tennis courts with pickleball courts to fit the current needs and environment. Set up an "adult only hot tubs" kids currently overpowering the use and eating / drinking / spilling in the tubs. Please note that the City of Carbondale is building a \$12,000,000 pool facility for kids - RVR majority are retired and want the RVR facility to meet their needs. Allow for a 7% discount of assessment if members PREPAY. Those that don't want to prepay have the same bank doing the financing of project provide a Home equity program on an Individual home owner basis. This saves the HOA \$2.2 million in interest cost - which takes the \$6500 one time Assessment fee to \$10,800 a household. We still need to increase the monthly dues for the long range capital improvements that will arise in the next 5 - 10 - 25 years.
-
157. \$800K for a mailroom, \$400K for architectural plans, and the furniture/contingencies estimates seem exceptionally high. I also don't believe that the distance between the tennis courts and the current restroom facilities is too far for the players to walk to. They can also visit them prior to their play. I don't know enough about the facilities barn to comment, but repairs and regular maintenance needs to be something we always do. I'd like to see real estimates for all of these proposed improvements before coming to a final conclusion. While we are supportive of keeping RVR a wonderful place to live and play, we must also maintain fiscal effectiveness and focus.
-
158. I think the plan addresses issues that the majority of the community doesn't need and provides a Cadillac solution when a lesser solution will suffice.
-
159. I see no reason that the mail room needs to be enclosed. An outdoor mail facility, perhaps with a roof, would be more than adequate. 99% of the people that use the mailroom are not in there more than 2 minutes at a time. Seems excessive to spend half a million on an indoor facility.
-
160. We are dissatisfied with the preliminary plan for several reasons. Firstly, the premise that investment in amenities is necessary to drive ROI for homeowners is an oversimplification. It's true in part, but the biggest draw to RVR is the Roaring Fork Valley. Property values have more than doubled in the last several years, not just in RVR but the valley as a whole. RVR is already a wonderful community and desirable place to live. The notion that we need to invest in optional and/or cosmetic amenities in order to preserve home values is demonstrably false. But even if you want to buy that argument, it glosses over the fact that home value is separate from day-to-day quality of life - home value matters if/when you sell; the proposed plan is yet another driver of higher cost of living. Of course we should spend money to restore conditions, replace/repair wear and tear, and ensure that all the common maintenance and infrastructure is in good, working order. We should also ensure that common facilities in the ranch house - especially the pool, restrooms, and common area - are equipped to accommodate the increase in use associated with growth in the community. But "supporting a sense of community" and "increasing the number of homeowners using amenities" are vague, and don't make sense as standalone goals in and of themselves. There are many things that already exist, such as the pool and events, that make RVR a wonderful community to live in. More specifically, we disagree with the fact that over 40% of the budget is allocated to a new mail room and aesthetic updates to the entrance, corridors, great room, and bar. With respect to the mail room, it seems the main issue is congestion when USPS is delivering mail and challenges accessing boxes during those times. Surely we can find better solutions (e.g. working with USPS to modify times of delivery) that don't cost over half a million dollars. Is a mail room even necessary
-

- is it possible for USPS to deliver direct to homes just like the rest of Carbondale? With respect to the interior renovations at the ranch house, those are "nice to haves" that will do nothing to change our quality of life yet represent \$1400 of the proposed assessment.

161. While many of the suggestions for improvements or bringing facilities up to date would be nice to have, the financial requirements of homeowners is too much for our household, having already had dues raised significantly in the past 2 years. We live in Old Town and our dues are \$560 a month. We understand the benefit and necessity of some improvements like the maintenance buildings, and admin offices, but some of the cosmetic suggestions being made for improvements to the locker rooms, indoor/outdoor bar, mail room expansion, etc. don't feel like they will move the needle on home values enough for us to happily pay the full assessment fees or accept another dues increase for facilities we primarily use in the summer time. If this is to happen, we would suggest raising dues to the custom homeowners, or scaling the assessment based on assessed home values, and not a blanket cost for all residents.

162. We are in support of upgrading the pool area with new furniture and hardscape as well as fixing the slide. We like the idea of updating the indoor/outdoor bar area. This is an area that gets used regularly. We are not in support of upgrading the tennis area unless you change over some courts to pickleball. It is the way of the future, while tennis is in decline. We do not even have a USTA team this year from RVR for the whole season when we used to have a large presence here. I have friends that have played for years and our tennis stature is in serious decline, so I don't see spending money there when this is the case. Other communities are looking to pickleball for future and aging generations. Not adding or converting to pickleball is very short sighted. We area also on the fence about the mail room as most of our amazon packages get delivered by USPS to our home. Very rarely are they put in a box at the mailroom. We are in the contracting business and were VERY surprised at the cost projected for these items. It is very high for the amount of work needed.

163. Plan is totally unacceptable, does not reflect survey results and real needs. Huge slate of deferred maintenance projects in 2024 need to be done first before we talk about aspirational spend

164. There is no need to spend money on the mail room. Administration offices are fine where they are. Outdoor bathrooms would be an improvement. Pool furniture is unacceptable as is the pool decking as well as dangerous.

165. What do you plan to do to maintain slides, pumps and faux rock? Add more lounge chairs and more umbrellas.

166. If an improvement project is approved, it will be very important to ensure adequate contingency funding is in the construction budget due to the rapidly increasing building costs in the valley.

167. Well thought through and costs feel reasonable

168. There has been comprehensive and thoughtful work done so far. I hope that logical approach continues. Personally, for me, increased resources allocated to tennis may not be the best use of funds, but I don't have a good feel for what percentage of owners actively use tennis facilities and programs.

169. It appears that improvements have not been made over the past years and there seems to be no plan to keep the upkeep of the property if the new plan gets approved.

170. Make it more cost friendly
-
171. Great job - thanks for the hard work.
-
172. Too expensive for too little impact. Need to redo the fitness facility upstairs and get rid of board room. Board room is a waste of space and that is low hanging fruit.
-
173. The P.I.P. has a good basis but we believe improvements should be addressed as needed (RVR growth, repair/replacement when necessary, new amenities spaced out in re budget) and spread out over time in re budget/fiscal management. And spread payment program and/or financing should be considered versus a lump sum assessment.
-
174. As part-time residents, we don't currently have any issues with the existing mailroom functionality, etc. Seems like a lot of money to modify/add new square footage for the mailroom. It is obvious, however, that the existing ranch house needs updating and remodeling in order to attract more people to use it, and maintain the value of the facilities to RVR homeowners.
-
175. I think the mailroom is not efficient and needs updating. That being said, the use of mail is going the way of wired land line phones and I expect less use in the distant future. That being said, we need a larger space now to pick up packages and a new setup that allows the mail carriers to deliver mail securely while homeowners pick up the mail at their convenience. I wish we could do some energy efficiency improvements like solar, but new energy efficient improvements, like appliances for kitchen and windows/roof for ranch house will be an improvement. I am comfortable with the estimate for homeowners and would likely opt for the 3 payments or lump sum plan. The interest on a loan is not great right now and hopefully the HOA will not vote in this direction.
-
176. Think nicely thought out, need area for adults to sit at pool away from children's noise, suggest lawn area to the right of lap pool which is also shaded, no improvement needed may just more loungers and some tree trimming.
-
177. Improvements are needed but not all at once. Construction should be phased. The cost is too high for regular families who are already a shrinking population in RVR. We need to find more ways to reduce spending and make the most of what we have while of course spending reserves on necessary, gradual improvements.
-
178. At this time, we are only interested in preserving and repairing existing equipment and facilities. For instance, the fitness room is crowded and with aging equipment. We would rather see equipment updated than new construction.
-
179. Is there a possibility of exploring refinancing when interest rates fall should the loan option prevail?
-
180. Prioritize needed repairs and maintenance over new stuff, while taking into account the effect of community growth, e.g. mailroom
-
181. In light of what I understand was a lack of appetite for a greater scope of capital improvements, the current plan is better than nothing, but I am concerned that it is really the bare-minimum that is required.
-

-
182. I understand and support refurbishments like replacing the roof, worn out carpeting and furniture, deteriorated pool piping and machinery (even though the photos show to me lack of regular maintenance) but I do not support the new mailroom and spending \$4.7 M !!! As per a contractor now building homes in RVR a custom home would cost \$450-\$600/sqft to build (excluding land). The \$4.7M cost is way above market even with the cost increases. Even at \$600/sqft you can build a home close to 8,000 sqft. !
-
183. Like the plan, think that custom home owners should pay more and assessment should be based on value of your house.
-
184. Deferring maintenance ends up being more expensive than staying on top of things
-
185. the Current situation at RVR is Homes are being bought as SECOND homes, people not actually LIVING HERE FULL TIME...Families are being driven away by continued Homeowners Dues Inflation...your construction cost estimate is way under actual cost, REMODELS are ALWAYS over budget...some developer has a house for sale on Perry Ridge for 6,400,000...people need to understand that RVR could end up and is HEADED that way as Aspen went...simply Empty Jewelry Boxes with no one living here...
-
186. Sorry, but with dues so high already, I think we need to prioritize "needed" vs "aspirational." We can't always do everything we want, costs be damned. There are young families in this community, as well as retirees with fixed incomes and I think we need to respect that. Required maintenance, for example a new roof, I am in strong support of. A new mail room I just don't get. I think the wants and the needs should be separated, with clear costs for needed maintenance, and compared to the existing \$ that is available. Home prices in my estimation, are not correlated w the ranch house (e.g., see the increase in property tax assessments across the board in Garfield Co). (And I hate to be a curmudgeon, but that's a pretty high cost for architectural work. Did you get competitive bids?). But thanks for your work
-
187. Plan goals ignore the golf course future which is much more important and costly.
-
188. It probably doesn't go far enough. I'd like to know what else could be accomplished if we increased the spend by 30%
-
189. I purchased a home in RVR because I liked the location of my home and felt the facilities were more than adequate!! I was pleased to learn that RVR DID NOT OWN the golf course, but that it was here! The Ranch House was NEVER intended to be a place that would provide the room to entertain 500+ homeowners!! And the mail room is completely adequate!! I will volunteer to take a low box!! A majority of homeowners live here because they enjoy outdoor activities and don't need to be entertained! My biggest concern right now is protecting the revenue stream (keeping current home ownership). In my view, we could soon be entering a very challenging financial environment. Something that has not been seen since the early 1970's Home ownership has already become out of reach for many. Let's concentrate on "up-keep".....new roof on club-house, if it needs it....new pool decking. I don't re-call EVER being asked to vote on the expense of hiring an outside consultant, to tell us things we already know. The Board could have surveyed the homeowners!!!!
-
190. Facility maintenance is important and should be covered in the reserve fund. For residents that value and use the amenities, maybe we should start pay for use. I see zero value in spending money on the mailroom, offices or a maintenance shed - that's really ridiculous. Bottom line it looks to me like \$3.5mil
-

for nothing. The biggest negative impact to community feel and property value is Short-term rental. If you want to protect the community long-term - ban short-term rental.

191. Not consistent with prior poll priorities. Should have been part of a prior long term plan.

192. Hopefully the size of the mailboxes will be increased to allow magazines and reports to lie flat!!!

193. Thank you!

194. Waste of funds on consultant out of our reserve. Better Use could have been for regular maintenance and repairs ie roof and pool deck. Examples were from gated communities. We are not a country club and have families that cannot afford country club facilities plan being proposed.

195. The items identified in the report are maintenance items. Why weren't these addressed when they were first discussed 4-5 years ago? No prices have escalated considerably. The HoA leadership has improved significantly, and, I realized this was an inherited issue from the previous 'regime'. But still, please focus on maintenance. We don't need all the nice to haves.

196. Thank you to all who contributed time and efforts to the plan. We would be in favor of even more amenities than are proposed, and higher dues to support them. Would like to see the original dream plan with all ideas included, pickle ball, bocce, restaurant and better food options, higher end finishes, weight room remodel, etc.

197. Overall we think it's good. We think you should consider putting the family changing areas and pool cubbies adjacent to the proposed "tennis" restrooms. We think if they are on a bridge across the lap pool they will not be utilized by families at the recreation pool.

198. I understand the need to do many of the projects but believe the cost may receive push back. I don't understand why money wasn't put in reserve for the past 20 years anticipating the need for many of these things. Taking on debt long term debt is not a good idea and as noted will cost significantly more vs assessing all homeowners over 3 years. I appreciate the vision \$550k for a mail room feel like a poor use of funds. vs the small inconvenience of it presents today. Reassigning mailboxes to older people that are higher up may be a solution. I'm sure some creative though could provide more solutions.

199. Confused by the conflation of reserve fund "repair & replacement" and "new & improved" aspirations. Think the "need" for a \$.5 million dollar+ mailroom overstated. Trying to eliminate all of life's petty annoyances surely a fool's errand. Our personal need for food & beverage upgrades is zero. While I favor a strong hospitality mission, a bit concerned that more Ranch House use = more gatherings = more community = more friendships = more happiness = higher property values a stretch. RVR is a small village, but not a fraternity/sorority.

200. Improved facilities for all staff, especially the leadership team and maintenance and grounds crew very important.

201. The preliminary improvement plan touches all the areas which need improvements, without having it be to expensive.

202. I prefer option 2 for financing the improvements

203. We should go bigger and bolder. We likely only have one bite at this apple in the next 20 years. Let's get aggressive. People will object, but they always will.
-
204. If we do not have it in the current reserves, I do not feel the Board is being a fiduciary to already high HOA fees. This is not a private country club, and an assessment or an added expense to do many of the items on this list do not align with reality. They align with a Board's wish list of items that seem justifiable to a third party creating a "vision" for RVR. If you have enough in the reserves, plan away. If you don't then only upgraded prudently based upon the needs of the facilities. We have many new owners in RVR since Covid, and I don't believe the vision of these new owners directly align with a Board that should be acting as a fiduciary for the homeowners.
-
205. The Ranch House should be maintained and any improvements / maintenance kept within the existing footprint of the current facilities. Anything more than that is overreach and a waste of money. Unfortunately the HOA has allowed the facilities (Roof / Pool Deck etc) over the last 4+ years to deteriorate to a point where there is now a crisis and costs have increased exponentially.
-
206. Thanks for all the time and work, much appreciated.
-
207. Extra storage for bar area (behind fireplace good idea) and outside restrooms (for pool and tennis good idea however not as shown. Need for tennis & pool.
-

**RIVER VALLEY RANCH
OPINION SURVEY 2023**

Comments & Suggestions

9. Please provide any comments you have about the proposed funding plan:

1. I appreciate the effort that went into trying to solve a complex problem
2. The funding of this plan should be wholly covered by the reserves and executed as those reserves become available. I have deep concerns that the deferred maintenance expenses have not be considered with as a part of the anticipated expenses
3. I do not support any of these changes. Everything is fine. This is unnecessary, a waste of our natural resources, and does not align with my families values. We are not willing to pay for any of this.
4. I would like to avoid paying interest
5. It would be unfortunate to utilize funding option 2 which would result in such a large amount of waste due to high interest payments.
6. None, please avoid the interest expense
7. Can we assume and be reassured if the upfront fee is chosen and collected, our monthly dues will not be increasing for many years?
8. I think the costs are underestimated.
9. Funding with a combination of an assessment (equity) and debt could be another option.
10. Although I find the upfront \$6500 a satisfactory amount to pay, I really question whether this amount will cover all the costs of the project as it progresses. Being in the process of a house build at this current time, our costs have risen enormously since the budget was drawn up just over a year ago. I think homeowners may feel very disgruntled if they are presented with additional unexpected costs associated with the remodel further down the line. This funding requires 60% approval by the community to be passed, but what if there are members of the community who genuinely cannot find these funds within the population that do not approve it, how is that going to be addressed? The architectural fees on the plan seem incredibly high for the changes being proposed. We would be interested to see a further breakdown of these fees.
11. Seems fine and fair, especially having the chance to hear about choices, read and think about the options.
12. As not all RVR Residents take time to fill something like this out, I think your data is likely not representing the general consensus when it comes to the holistic needs of residents of RVR. Perhaps there is a way to make your survey a bit more compulsory? If you push things through without input from all residents, then hand them a \$6500 bill, that's when you'll hear from those who didn't fill this survey out. I'm disappointed to see that some items were not considered for improvement, most notably a renovation of the gym.

-
13. What is the cost to bring assets up to repaired/maintained status. Let's get that done first, then talks about other things
-
14. I am not in favor of this outlined proposal thus would be extremely against an upfront levy. Furthermore, this proposal should be financed according to housing values in RVR and not a flat fee. To suggest homeowners that have properties worth 20% of some of the other properties in the same neighborhood is grossly unfair. Particularly when the bulk of the expense is allocated to a mail room that resident families do not care for.
-
15. I think we should focus on living within our means. If there are community members that believe these are important things, they should pay for them. I didn't move here for a pool & tennis courts, people who did should pay for that. What's important is properly maintained grounds and a community that does not become a collection of hotels through short-term rental.
-
16. I would much rather pay the assessment. But a question we had, is there consideration to re-finance the loan if the rates drop?
-
17. We've raised dues 35% in recent years and have a well funded reserve plan. Maybe we should think about spending less of administrative overhead and living within our means. How would we prioritize our capital investments if raising dues and or a special assessment was not an option?
-
18. I will have to review the HOA Balance Sheet to be able to comment intelligently about this matter. I would like to know if there is a Capital Improvement Escrow, funded monthly, separate from a Deferred Maintenance Escrow, also funded monthly.
-
19. existing homeowners should not be obligated to fund this plan...spread over time
-
20. Insanity. No need to spend money on this vanity project
-
21. All those involved with this extremely well designed plan have done a fabulous job!
-
22. Since I don't agree with the "planned improvements/changes", I do not agree with the magnitude of the funding.
-
23. Please address irrigation replacement before working on other cosmetic projects .
-
24. I would be okay with the one payment upfront option. Avoid a high interest loan at all costs. Everyone that lives in RVR has money. \$6500 bucks is a drop in the bucket.
-
25. Not a great time to be taking debt at 7% Assessment is too high. Plan should be reduced to needed updates and additions like cubbies. Bridge. Outdoor bar etc should be severely curtailed
-
26. Use the reserve to fund things that are NECESSARY. All this stuff is NOT necessary. The roof, okay. That's what the reserve fund is for!
-
27. You focused on ending short term rentals rather than long range planning. Very stupid to end income when needed the most.
-

-
28. I don't think the overall plan is a good one and does not add the value to the community that is stated in the goal. I would recommend a less expensive option to add to the community. I am not happy with the proposed plan and especially the cost of the proposed plan.
-
29. These are a burden for young homeowners and some retirees who purchased before the increased in values.
-
30. The empty lot owners also need to contribute to funding the improvements.
-
31. We think that paying each year in lump sum is better in the long term so we as HOA and individually spend less money on interest. If rates were to drop back to crazy low amounts before Fed started raising, then maybe we would change our minds.
-
32. i do not think the majority of the homes will be able to do the upfront payments
-
33. A loan makes absolutely no sense to us. Furthermore, \$6500 seems very high considering what is in reserves already.
-
34. Seems there should be an approval of the total cost of the plan and components before proceeding with funding
-
35. All in favor of maintaining facilities, do not understand why the entire pool deck has to be replaced 😞 new mail room, not necessary, and if tennis needs washrooms, then tennis fee's should be added to pay for them.
-
36. I wish this could have been built into our HOA fees over time instead of doing a special assessment. I would like to see HOA fees go up to cover any expenses like this in the future.
-
37. could the assessment be spread over 4 years to reduce annual burden?
-
38. Paying up front would secure the cost for us. Committing to a \$720/yr dues increase leaves open the possibility for future increases.
-
39. I would rather pay the up front amount. I do not like the idea of a loan!
-
40. With interest rates at 7% I'd prefer if we avoided a large loan.
-
41. Too expensive. Fix what is necessary. The rest is unwarranted.
-
42. The cost of living at the moment, is just not the greatest timing to add additional cost to families.
-
43. No increase in HOA dues. The lowest possible assessment payable over 3 years.
-
44. I am against taking on any debt. This should be fully funded. We are no longer in a low interest rate environment.
-

-
45. HOA fees were increased significantly just a year ago. They don't need to be raised again. Also, I may be losing significant income in not being able to rent out my home. I would not want to have additional HOA fees or assessments.
-
46. We're surprised it won't cost more.
-
47. an expanded/improved weight room please....
-
48. The plan seems to be overreach, which automatically makes the funding plan too high.
-
49. I do not want any increase in HOA dues and definitely do not want an assessment for any improvements.
-
50. We should not be entertaining any project that requires additional assessment. The board needs to figure out how to do necessary work within the already high HOA dues I am against any increase in HOA dues or creating a supplemental assessment.
-
51. We are concerned that the funding plan states that inflation is the reason the funds we have put in reserve for maintenance are not sufficient to cover expected maintenance costs. We should not have to pay an assessment fee if we are properly budgeting for maintenance cost reserves
-
52. I would support the plan, and the assessment, if the mailroom updates were deleted. Especially if mail could be delivered to our homes or nearby street locations.
-
53. Offer a 5 year payment plan to soften the impact of the assessment
-
54. 15 years of paying interest to the bank does not make sense to me. If you raise the dues for that term and up the dues every year? I think the working class/professional person looking to buy looks at the HOA before the facilities.
-
55. As noted earlier, not enough specificity between Reserve Fund appropriate items vs new wish list from Lon Range Planning AND there is no side by side projection of next 5 years HOA Dues and Reserve Fund Dues along with whatever comes from this process !!!! No responsible person should blindly vote for any of this if we don't also understand the base line projections for next few years !!!!
-
56. Would pay one time assessment. Do not support taking a loan for the funding.
-
57. Incurring debt for 15 years - with a substantial amount paid in interest is not a wise or financially responsible action to take. We can assist individual homeowners with loans if they are unable to pay upfront.
-
58. I would be in favor of the three year payment. I am not sure why the owner would have to pay the balance if they sell the house and not the buyer.
-
59. There are other potentially other options to fund that {my wife} and I are happy to discuss with the LRP committee and board.
-

60. The funding plan is poorly considered, poorly constructed, and over-inflated in its component elements and overall scope. Given that bidding is not until Q3 2024, and construction not until 2024- 2025, it's a fact that McMahon and RVR don't know what the different component elements of the plan will cost in 2024 and 2025, or what the final all-in cost will run to. The amount to be assessed to homeowners of \$6,500 is simply an educated guess at this stage. As for the loan concept, with ~\$2 MM of interest payments, it's a non-starter and I'd definitely vote against it.
-
61. We resent that the funding plan assumes that this is a done deal! What is the cost analysis for mail kiosks vs expanding the ranch house for a mail room? We have had significant dues increases in the past few years and we will all be incurring much higher property tax hikes so the timing of these financial increases is irresponsible. Our dues keep increasing and we get less and less. We have been paying dues for over 20 years and the pool deck has never been resurfaced during that time; isn't that negligence on the part of the board in terms of taking care of general maintenance? Most construction projects come in over budget as this will also probably end up costing much more than estimated, so this assessment mess will continue and we will be forced to continue opening up our wallets to pay for projects that we will not use or help us improve the quality of our lives in any way, just make us poorer!
-
62. A flat rate is better than raising dues. Dues are high enough. We should be thinking about how to lower them, not raise them. On a separate note, we're all aware ongoing maintenance & renovation in RVR will not stop with this project. To help offset future costs and keep dues as low as possible, how open minded is the HOA in considering an optional activation fee (or social fee, initiation fee, or whatever you want to call it) for all new owners in RVR? A new owner would need to pay this fee to gain access to the ranch house and amenities. This is in addition to paying their required monthly dues. New owners at Ironbridge pay a \$7500 activation fee and at Aspen Glen they pay a \$2500 social membership fee. There's a lot of transactions that happen in a year here, and it could be a way to rebuild the reserve account so owners wouldn't be assessed in the way we're being asked now. Or, maybe it's a path to lower our dues over time. I understand our governing documents were not set up to accommodate this and that Aspen Glen and Ironbridge were set up differently as a community. I also understand we would need to amend CC&R's and get 2/3 majority vote. Costs are only going up, and there will always be improvements to make. Bringing in a new stream of money can help offset future improvements.
-
63. Curious whether owners that are unable to pay the flat fee can be included in a separate joint loan to assist them in financing so the entire community can pay the flat fee but only those that need financing are paying for it.
-
64. I do not mind a small assessment but STOP raising our dues. Stop all the events that I have to pay for via increased dues. If you want to do all these events then charge the homeowner/ event attendee to cover the costs of the event. I also feel you should be charging for the classes people want to take. I do not attend events or classes so why am I funding them... ? I also feel we should have 24 hour gym access. Put a code door up and let us use the gym after hours. That's my two cents.
-
65. Proposed funding plan seems very fair. Would advocate for flexibility in payments for those who might need it
-
66. Is the \$60 increase in monthly dues an indefinite increase or only for a period of time? Why not let the people who want these improvements fund the cost? Let the Yes votes pay \$100 per month and the No votes pay \$20 more per month. If more than 51% vote yes, adjust accordingly.
-

-
67. I would support Pickle Ball courts. I strongly favor the Assessment Option.
-
68. We should not take our any loans to pay for the project.
-
69. I don't use any amenities, therefore I would like to pay nothing.
-
70. funding with a loan is insane! For those that cannot find an extra \$6500, can use a credit extension on their home, credit card, family...etc.
-
71. I think the project is unnecessary. I think the surveys that this is based upon have been biased, have not been interpreted correctly, data from them has not been used appropriately in some cases. Taking funding plans totally and completely independent from this project, I would prefer to pay a lump some rather than having a dues increase and a loan. But if the question is funding this project, then no way do I want any of it.
-
72. The challenge we all face receiving mail and packages is directly rooted in the general incompetence of the Carbondale Post Office employees (there are e few exceptions) and their definition of customer service. When we are not here in Carbondale, we live in a community as large as this with very small post boxes per residence. All packages are delivered by the local post office to our door negating the need for the residents to provide the USPS with a very expensive mailroom. I am surprised that we accept this problem as ours to solve - the delivery of the mail and all cost associated is their responsibility.
-
73. Not enough detail to decide
-
74. Prefer that it be spread out over time.
-
75. can the loan option convert to lump sum payoff during the course of the loan by vote to approve by the homeowners?
-
76. We are neutral on the funding plan as it resides because of our previous comments to reduce items to make the plan more useful. However, we agree that paying upfront is the best payment option. With the above possible \$854,050+ in reductions mentioned above, the funding options on pages 26-28 are not in a final form to be defined for a loan or be voted upon in your time table. To re-iterate our comments: Since there is no North arrow on this map we will refer to left and right which apparently is East and West, respectively. 1) Put all of the family changing and outdoor showers on the left side with the proposed bathroom saving A) a second plumbing/utility project, B) construction of the bottleneck and potential liability bridge over the adult lap pool which families/children must cross multiple times in a day/week/summer, and C) costs of an apparent un-necessary left side "Stor./Prep." and "Vestibule" space where the right- map side existing pool storage could be renovated for much less. This should save ~ \$311,250 or more and construction time per the budget. 2) The new mail room location will remove mature Aspen trees needed for shade and that has not been addressed and this has been a newsworthy issue with the city of Carbondale and the new Forestry office downtown funded by federal grant money. 3) Research additional federal grant money to potentially fund or save \$542,800 during this early lead time to obtain possible reductions in cost. In addition, RVR should consult with the post-office for their standards required before presenting this design. 4) There is no itemized cost in the budget for the Tennis Pro shop renovation and only a picture of the Tennis Pro shop existing conditions. We suggest that the outside RVR tennis membership fees should be increased to cover the tennis pro shop and partial left-
-

side bathroom fees. This was vocally introduced in at least our attended meeting to address non-RVR tennis members using the Ranch House restrooms and facilities. 5) Buildout/renovation of maintenance area, pool deck/slide, Ranch House exterior, and furniture are the most necessary items to be addressed in the primary term as they focus on improvement and reduce liability. Please address those items first.

77. A loan makes no sense.

78. Can we have a combination of the two approaches? ie, people who want the assessment go that route, while those who want a loan and increased reserves can do that? Will we all be paying by the same method?

79. Really fine with either option.

80. No mention of floating a bond based on the reserve amount on hand.

81. Costs are already too high- including with HOA dues, we should NOT start any "nice to have" project that require any assessment.

82. The capital reserves account should be flush and its entire purpose is to fund capital improvements, such as those proposed. A special assessment shouldn't be necessary.

83. (see previous comment about adding a section to address if someone cannot afford to pay the assessed fees)

84. We are shocked at the cost of the improvements. How many estimates did you solicit? We realize that maintenance and improvements are needed but we are not in favor of becoming a country club.

85. Recognize those on fixed incomes with no families must have a minimal monthly addition to their dues

86. The whole project is too large I need to see a revised project

87. We moved into the ranch 3 years ago and even with the huge increase in construction and new homes, our HOA dues have increased considerably annually. This new assessment is a big pill to swallow in the same year that property tax rates have doubled.

88. I am particularly sensitive to assessments due to the fact that we own a house {and other lots/units}. Hopefully will offload one lot prior to any assessments.

89. We appreciate the work of the committee, but remain concerned that our interests/values don't match the changing community

90. Either would be reasonable.

91. You need to update the ENTIRE clubhouse/gym/mailroom otherwise its not worth doing. Also, make sure to ask for more money that you need incase you hit snags, delays, cost increases etc. Much better to return money than do another capital call.

-
92. Strongly prefer a onetime lump sum.
-
93. I would like to see a more rigorous breakdown of the proposed expenditures & justifications/benefits.
-
94. The funding plan is based on a bloated total cost. need to eliminate certain parts of the plan, such as the mailroom and expanded/re-configured office space. certain changes/upgrades too extensive.
-
95. Fully Support - request the HOA reconsider refreshing the fitness facility as part of this project.
-
96. This is a well thought out plan...thank you. And thank you for scaling some of the proposed amenities back such as a pickle ball court, expanded workout room, etc.
-
97. I do not like interest rate.
-
98. you have the cost of all the improvements to come up with a proposed funding plan. That stinks. Comments should be made on each item. This "stinks". Lets get real! None of the improvement plans are a real necessity1 Lets repair and update only existing facilities only!! Family changing rooms, as an example, are not a requirement. Wse are not a REQUIREMENTS. The are just a waste of money.
-
99. Cost is considerably understated.
-
100. Given value if the homes this is peanuts
-
101. Mail room is unnecessary. Everything else I support
-
102. Is there consideration given to those that live in affordable housing? Also, was there any discussion among committee members about the assessment being directly related to home square footage?
-
103. The assessment should be easier to administer and less costly to the RVR owners than the loan. The loan would equitably spread the costs over the time period in which owners would benefit from the improvements. For simplicity, I'm in favor of the assessment.
-
104. No matter what plan is chosen I don't agree with any discount if someone pay the \$6,500 up front vs over 3 years. All homeowners pay the equal amount. I am aware that some have asked for that consideration
-
105. A huge waste of money
-
106. Would not like to incur the debt obligation with option 2
-
107. My concern is the amount of funding required, not the options.
-
108. How about we fix what's broken, maintain what we have, clean up the mechanicals, and not throw a bunch of money at a functioning facility. Half the money spent on repairs and maintenance and keep what we have. Funding should be a long term loan, because otherwise it places the burden on the current homeowner
-

-
109. We would be very unhappy with the loan option because there would be so much money allocated to interest payments.
-
110. Agree it is better not to pay \$2M in interest with a long term loan. Thanks
-
111. Please note: That the City of Carbondale is building a \$10 - \$12,000,000 pool facility for kids from all home owners using TAX increased dollars. RVR majority are retired and want the RVR facility to meet their needs. Allow for a 7% discount of assessment if members PREPAY Those that don't want to " prepay" have the same bank doing the financing of build project provide a Home equity program on an Individual home owner basis. This saves the HOA \$2.2 million in interest cost - which takes the \$6500 one time Assessment fee to \$10,800 a household. We still need to increase the monthly dues for the long range capital improvements that will arise in the next 5 - 10 - 25 years
-
112. What would the plan be if there are remaining unused funds from the project or contingencies? Return to homeowners somehow, or retain in reserves?
-
113. Not in favor of paying over 2 million in interest.
-
114. We are not satisfied with the funding proposals as currently presented. Are the fixed one-time assessment and RVRMA loan truly the only options? Have we considered what improvements are feasible if we simply incrementally raise capital reserve dues over time? Or make improvements in a phased approach over time? What about an assessment that is based on a percentage of current home value? Our dues have already nearly doubled since we moved here five years ago. In this proposed plan, the added cost of living is getting to a point where we seriously consider if we want to stay in RVR.
-
115. We would like to see the assessment fee assigned based on assessed home values (higher the home value, higher the assessment), instead of a flat amount for all homeowners. All homeowners benefit from the improvements, but Old Town dues are already nearly the most expensive in the neighborhood (\$560+/month!) and have increased significantly twice in the short 2 years we've lived here. We can't afford to continually see increases and would like to see a different solution that doesn't put a further financial burden on Old Town or smaller home owners.
-
116. It loos lie we will deplete most of our reserves on needed projects in 2024. Anticipating that you will come at us with a reserves special assessment in 2024 or 2025? Finish basic repairs to roof, pool, boiler and then we can discuss your aspirations.
-
117. I am not in favor of the plan as it stands now whether assessment or loan.
-
118. spread out and reduce payment 1 - consider spreading over payments every 6 months or across 36 as an increase in dues.
-
119. I could definitely see that some would prefer to pursue the loan option and spread the obligation out over 15 years (or be through with the payment if property was sold) but increasing the commitment from \$6500 to \$10400 makes that less attractive.
-
120. There is nothing in the plan about updating the irrigation system. Is that already budgeted for. Seems to me this should be in the long range plan.
-

-
121. I would be interested in a possible hybrid model that someone brought up at the meeting I attended. Did that get discussed and followed up as a potential third option?
-
122. Need more community input.
-
123. The loan approach is favored by us---but the interest rate should be negotiable for sure (foundation or private sources within RVR might accept a lower rate of 5% or better over the term outlined).
-
124. I think we should adopt a hybrid funding plan whereby owners pay the full amount to implement the updates, but also increase the monthly amounts to enable future projects to be completed without as much of a one-time assessment.
-
125. Allow a mechanism for voluntary contributions in the first year and use any moneys to reduce 3rd year payments by those who need to be on installments.
-
126. We are already paying \$670 a month. Dues go up every year. We have reserves for improvements, and now is not a good time to borrow money.
-
127. While we would not support the current plan, the upfront funding option is what we would prefer.
-
128. Again, if loan prevails, please consider refinancing if rates drop.
-
129. we can afford a large upfront payment but we know others cannot, need to rework to lower the total cost; focus on repair and replace, not redecorate.
-
130. I would like to see pickleball
-
131. If possible, offer a discount to owners who pay the full amount up front, which will provide cash on hand for the initial stages of the project, and allow other owners who are more conscious of cash flow a longer period of time to pay their assessment.
-
132. What is meant by "...assessment is settled at time of closing if property is sold prior to final payment"..?
-
133. It is way over the top. See previous comments
-
134. Feel that custom home owners should pay more, and that assessment should be based on assessed value of your house. That way people that have the more expensive houses pay more.
-
135. where is the Funding to redo all the Irrigation In RVR Common areas?
-
136. As already stated, I think you/we need to separate wants from needs, and focus on the needs while keeping within existing funds.
-
137. It isn't clear why there isn't an intersection with the Reserve Funds being accumulated
-
138. We should increase the assessment by 30% to \$8500 per household with payment over 3 years. \$3000, 3000, 2500. We should find ways to reduce the build cost for the mail room and free up funds for other
-

improvements. The other reason to bump up the assessment is to have a buffer if costs have been underestimated.

139. This survey is slanted toward a decision that appears to already have been made.

140. Did not need consultants to develop a plan. That \$ could have been put to better direct use.

141. I rather pay less upfront than a continued increase in dues actually paying much more than the initial funding.

142. Very sensible.

143. I think it's a good idea to allow homeowners to pay the \$6500 over 3 years.

144. Front end fee for new buyers coming into the community like the avlt 1/4 of 1%. Monthly ongoing reserve fund increase of \$60 but not for the mcmann plan. Just ongoing maintenance

145. The items identified in the report are maintenance items. The HoA leadership has improved significantly, and, I realized this was an inherited issue from the previous 'regime'. Please focus on maintenance and use the budgeted reserve \$'s to address these Items we don't need and can't afford nice to haves.

146. Choose a plan that gives us maximum flexibility and likelihood of passing additional improvement project funding in the very near future.

147. Option one is more economical and useful. Spreading payment over 3 years makes it logical. Only objection is the general statement of equality of fiscal responsibility among all neighborhoods- but that is bigger subject that is not being discussed.

148. Option 1 is my preferred plan. The added interest cost or increased monthly dues is not a good plan. Surely if you can afford to buy a \$1 to \$3M home, you can afford to be accessed a small amount of 3 years vs adding \$2M over 15yrs

149. While we understand that this comes with a cost, I would prefer a 4 year payment plan so that we can prepare for the additional cost.

150. The amount is of less concern than what's it's being spent on. Can't get excited about either of the two big aspirational ideas....\$.5 million+ mail room and improved F & B infrastructure.

151. We do not want to pay for an assessment that is financed through a loan. Interest rates are too high!

152. Either option works but would rather just pay it off.

153. Why would you think, as a Board, that a \$6500 assessment is okay? What study have you provided that demonstrates that a homeowner should substantiate this payment? RVR has high dues already. We do not have a "private" club. Aspen Glen just completed a renovation of its clubhouse, but did not assess its homeowners nor its members. If 6500 is approved, we will immediately higher an attorney and opposed this egregious act by the HOA Board. The Board is not acting as a fiscally responsible party. It has put its own "plan" ahead of the rights of the owners.

154. The presentation was a good articulation of the problem and a possible solution, but ultimately, it was a quasi sales pitch and the likely financial / community risks were not effectively presented. I recommend that: 1. Any renovation budget should be presented to the community with a clear articulation of the \$ risks along with a mitigation plan addressing those risks. Specifically, the community should either be explicitly told that the ~\$6500 assessment / lot is a preliminary estimate and likely to increase (see below) or the estimates increased to a more realistic budget of ~\$5m, again, see below my rough calculations. Failure to do this prior to any community vote seems immoral and could impact the financial security of some RVR stakeholders.* 2. I also recommend that a second, lower cost / simpler option be developed that maintains the footprint of the ranch house as-is (i.e. eliminates the 25% increase in Sq Ft.). The plan should address the known infrastructural problems and add some new features. I suspect the reduced costs and reduced risks associated with this approach will be far more palatable to the majority of stakeholders. You may recall I asked a question about the contingency \$'s in the estimated Ranch House remodel costs. I think it is was the McMahon rep who stated that 15% is an average. Probably accurate, but that assumes we start work today and the preliminary costs are locked-in. I believe the costs will be ~ 30% higher, because of the following: A. The costs detailed during the presentation are preliminary. Preliminary cost's always increase until there is a final contract (unless the scope is reduced). B. As I understand it, we are ~ years away from 'breaking ground' / getting final quotes. I know from current, personal experience, that construction costs are escalating at a rate, far higher, than inflation. C. In any major remodel there are always unknowns (beyond just inflation), which add's costs (hence the need for a contingency), which in RVR's case, is not sufficient.Add the above factors to the preliminary costs and I suspect the budget presented to the community should be closer to \$5m. * FYI / we are (recent) member's of a country club in that is in the process of redeveloping one of the club houses. The costs and risks were underestimated by the consultant. This resulted in a second assessment (thankfully prior to us joining!) of an additional ~\$20k /member, plus an increase in dues ... the community and market backlash was significant resulting in the project stalling, a number of multi million \$ home sales falling through and a very messy subsequent legal battle which personally impacted the board & committee members. As stated above, I recommend prior to any survey or community vote that any presentation to the RVR community should include either an accurate budget or a clear articulation of the financial risks associated with the current budget along with a mitigation plan addressing those risks. Secondarily, I also recommend that a lower cost option be developed keeping the footprint of the ranch house as-is.
-

155. Bad idea
-

**RIVER VALLEY RANCH
OPINION SURVEY 2023**

Comments & Suggestions

10B. If you would likely vote AGAINST the Facilities Improvement Plan or you are UNDECIDED, please explain:

1. The cost to homeowners

2. It's a lot of money.

3. This plan consists largely of 'want's' rather than true needs. The long range planning team should be focused on infrastructure which is reaching a critical point in its lifespan.

4. None of these improvements are things that we believe are important

5. See previous comments. Unnecessary improvements proposed. Safety issues should be addressed. Wants and desires are not necessary with many of these proposals. Budget costs is excessive on many improvements, better & more affordable solutions/options available. Financial burden to many in the community who do not or cannot use facilities, and are on fixed income.

6. too much extra cost

7. I think there is too much expense as a result of new mailroom addition. Not necessary.

8. A simpler solution for the mail room would be preferred before moving forward with a "yes"

9. As we only have one questionnaire to fill in per household I am trying to represent our combined viewpoint, and we differ somewhat in our views. A lot of work has gone into drawing up the plan, and the time devoted by fellow community members involved is greatly appreciated. As explained previously, a large emphasis of the plan has been devoted to the pool area, which is only in use for part of the year. From our experience, which I admit is very limited, the pool seems to be mainly used by a specific group of the RVR community. There are indoor areas that are in use year round that have not been included in the remodel plan. Having said that, maintenance work is required and it seems sensible to make any necessary structural / remodeling changes at the same time.

10. I'm not in favor of ALL the improvement plans. Yes on mail room, extending the bar is not high on my priority list, it is not used much as far as I can see. I'm not sure why the maintenance facility needs to be moved.

11. I am currently paying dues for my home as well as the lot I own at XXXX Perry Ridge. Considering I only use the mailroom and gym, I feel that I'm already maxed at \$850 a month for little value provided in return. Additionally, I paid RVR to have my lot sprayed for weeds - this did not happen. I had to pay my landscaper \$2000K to remove the thistles and weeds - some of which were on RVRs property (yes, you didn't bother to take care of your own area) so that they wouldn't germinate and spread. I'm not feeling a lot of trust for how things are ran here, for this and other reasons.

12. What is needed to bring current assets up to full repair. I would like to start with that

-
13. I have outlined earlier in this survey my reasons why I would vote against this plan. The objectives for this endeavor are clear. Unfortunately the improvements suggested in this preliminary plan do little to address those objectives. The mail room is a non-starter for me and many others in our community here. This is a tax payer expense that should not be passed down to RVR dues. To have this as the single biggest expense and some 27% of the improvement budget (not fees or furnishings) is outrageous. Here are suggestions that would have my support: Improve the fitness facilities / gym Have an undercover outdoor bar sitting area as well as an indoor Extend the pool facilities Extend the tennis shop and courts
-
14. There is nothing in this plan that increases my property value.
-
15. We feel that portions of the improvements are unnecessary
-
16. Want clarification on why we are funding mailroom improvements. Also would like to see more significant amenity addition/improvements.
-
17. We don't want to live in a country club like environment. If we wanted that we would have chosen Aspen Glen. We feel it's important to keep the dues as low as possible while maintaining our common facilities and grounds. The criteria for "improvements" should be based on non-discretionary fiscal, and safety requirements. I.E. if deferring the ranch house roof replacement risks further damage then it needs to be replaced. Spending \$1.5 to \$2 M for a bigger mail room and additional administrative office space under the pretense of "If we need a new roof, better now" feels like a very reaching rationalization at best. If we really need more mail room space (beyond the minor inconvenience of the temporary closure) find a more cost effective way to add it!
-
18. Mail room, seriously is this 1950. Email, FedEx, UPS do exist.
-
19. This seems like a survey to railroad us into voting for this ridiculously expense plan
-
20. Maybe you should consider not doing everything at once
-
21. We are not in favor with all the changes. And are not happy with not having facilities for most likely more than a year
-
22. Since increased user fees do not appear to be considered in the funding strategy, I do not support the plan.
-
23. The plan has not addressed the irrigation problem.
-
24. I would like to see a more detailed assessment of the improvements and some hard costs before I could vote on any improvements.
-
25. Too many undesired additions.
-
26. A lot of the Ranch House design seems to be focused on an indoor/outdoor bar area. I'd rather see homeowners allowed to bring food and beverages from home.
-

-
27. See my other comments. The folks driving this are retired millionaires. Nothing to do, lots of money to spend.
-
28. I rent my house. You are illegally trying to end that. No income no improvements!!
-
29. These are not needed.
-
30. We are undecided at this point for these reasons: - What will happen in the event the plan is over budget? - Are the Thompson Corner affordable housing a part of this assessment? - We are unsure if everything in this plan is necessary - We think a good point was made about the fitness room. If we are building the mail room addition, it may make sense to bump out the fitness room on top of the mail room. At this point the fitness room seems large enough for the current usage but as the RVR community gets built out, we feel it may be too small
-
31. see previous note. We love the amenities, but the idea that we always need more doesn't resonate with us. again, lots of opinions, but it was never meant to be a private club, and idea behind RVR was that many different families could live here. at this point, we can't control real estate prices, but having dues going up constantly , so we can offer "more" has potential to drive out good folks and families that have less funds. We are fortunate enough to be able to afford the dues, but I don't see a lot of value add. We support upkeep of course. I said "no" to gym as i've been in there a lot in last 17 years and there is only maybe one or 1.5 hours (not even every day) that maybe you have to wait for a machine, so pick something else for 5 minutes - it will be ok.
-
32. I dont think that everything in there is necessary. i also think that it can be properly segmented out. It will be impossible to lump all this together into one plan
-
33. We think it needs to be considerably scaled down.
-
34. A number of the components of the improvement plan are unnecessary and represent unnecessary cost to those who will not benefit.
-
35. Not necessarily in need of new mail room
-
36. All in favor of up keep maintaining facilities. Not in favor of improvements other than a new maintenance building.
-
37. I disagree with the improvements in the ranch house and mailroom. I think they are both fine the way they are. They do not add any value. I never see anyone at the bar so I don't understand why you would expand it. It seems like a complete waste. The mailroom is absolutely fine the way it is today.
-
38. There are too many items in the cost of the plan that I do not use or have no knowledge of. I don't even know where the maintenance building is, not enough home owners use the tennis courts to burden everyone with improvements, If we need more mail boxes to accommodate new home owners can we just add boxes over the center island?
-
39. Get rid of the bridge and cubbies (or move them somewhere more convenient).
-

-
40. Don't need mailroom improvements
-
41. Expense does not outweigh the gain.
-
42. Too costly, not necessary
-
43. I feel like some issues should be fixed but not all.
-
44. There is no mention of the fitness center, which is extremely data. This would be a much higher priority than maintenance facility and admin offices. The locker rooms are also in desperate need of updating.
-
45. Construction of a new mail room is a bad idea. This is a waste of money to replace a functioning mail room where homeowners spend less than 2 minutes a day. Upgrading the ranch house to include a new bar is spending a lot of money to benefit a handful of homeowners. Most homeowners prefer to dine and drink at home. The ranch house roof is scheduled maintenance payable from the HOA reserves (which are well funded according to the reserve study). This should not be an assessment item.
-
46. Second floor space increase is priority over mailroom
-
47. I don't feel supported as a homeowner right now, so I don't want to support the association.
-
48. We would be forced to pay for a lot of things we do not use at all. Again - follow the model of user fees you set for the fitness classes that applies to homeowners, not just outsiders. Sell an annual pool pass to pool users that covers locker room improvements, sell an annual tennis pass to tennis users that covers their locker rooms, etc.
-
49. I do not want an increase in HOA dues and do not want any funding proposal or assessment. Our facilities are lovely and quite adequate.
-
50. I don't see the bang for the buck. The refreshed interior decor isn't fresh at all, if that is what we are going to get just leave it alone and give it a new paint job, it's not enough change to pay for. Put that money in the pools and courts where people spend there time.
-
51. I am against home owners assessments for this project. I am also against any increase to the already ridiculous HOA dues
-
52. It is short sided to not include pool replacement if you are replacing the deck and tile. the cost of the updated mailroom is not worth it. The HOA fees we have been paying for the last 20 years were supposed to include regular maintenance on shared facilities such as the Ranch House. We shouldn't pay an assessment on top of that for normal wear and tear.
-
53. The mailroom seems to be a large part of the cost and RVR could do without an entire new mailroom. Especially at a time when everyone's real estate taxes are set to rise significantly. I would really dislike it if this plan made a significant number of owners feel that they had to sell and changed the family/economic diversity and character of the community .
-

-
54. I would prefer to see the results of the survey. If it appears that many are not happy with the full improvement plan, then perhaps some items could be eliminated.
-
55. Mail room expense
-
56. I think there are ways to cut the initial costs by picking and choosing what's really important to people.
-
57. Some of this is unnecessary.
-
58. See prior comments about need for HOA and Reserve Dues projections along side of this for next 3-5 years !!!
-
59. The Facilities Improvement Plan is not aligned with the lifestyle aspirations of most homeowners in RVR. There is an inherent and flawed assumption that most of us view the significance of the Ranch House through the same lens as the Long-Range Planning Committee and McMahon. We don't. I advocate going back to the drawing board and a complete re-think of the Facilities Improvement Plan. Use the existing footprint of the building, with limited if any expansion of the footprint. Plan and execute only necessary repairs, replacements, upgrades, refreshment, and refurbishment at reasonable costs to make good and modernize the Ranch House and its facilities to last for the next two decades, and no more. If you are going to pitch a cost this far in advance, be realistic and share cost ranges, not absolute numbers.
-
60. Please read previous comments. Our attendance at the preliminary planning meeting on August 9 felt like a time share sales presentation where we were being railroaded into buying a plan that definitely did not reflect the needs of our entire community. Is this an all or nothing plan? Makes more sense if we were asked about our priorities and what improvements are most important and perhaps a plan that could phase in some of these improvements rather than trying to do all of them, many are unnecessary and frivolous.
-
61. I can buy into the need to address items in need of immediate attention but not the "wish list" items. It's expensive for existing homeowners to pay for all of the improvements at once. Spread improvements out over time and let the reserve account rebuild itself and use those funds to offset future improvements. Improvements should be to repair and maintain, not overhaul and renovate everything at once. Here are my thoughts on the following: Renovate entry lobby, great room, bar, vestibule, & corridor. Sure, the entry is a little dated, but it looks fine and has a cozy appeal. There are more cost effective ways to refresh this space: A new coat of paint, new couches, tables, rug and bar stools can do wonders and at a much cheaper cost. To spend \$484K just to update the space is a bit much. This is a good area to value engineer the plan. New construction: food prep, storage, restrooms and bars. I can see the need to improve the space for proper food prep and storage, but I'm against redoing the space to create an indoor & outdoor bar and a major renovation to the bathrooms. Yes, the bathrooms are a dated aesthetic, but they're fine. Add family changing rooms & refurbish locker rooms & restrooms: It seems like there's a need for family changing rooms. I don't see the need to refurbish locker rooms and restrooms. Again, they're dated but fine. This is an area to value engineer the plan. New maintenance building: If this is a hazard, then you have to and the most cost effective way you can. If not, I would offset. Renovate and refurbish offices & old mail room: There's no need to do this now and spend this much money. It seems to me the admin offices are fine and you can close off old mail room until there's funds to repurpose this room. Perhaps use it as storage for something. This is an area to value engineer the plan. New cubbies: There has to be more cost effective ways to create space for people to store their
-

belongings while they use the outdoor facilities. Plus, there's no guarantee people will use the cubbies as designed. I would monitor how people store their belongings once any outdoor improvements have been made before investing this kind of money into cubbies. Furnishings & equipment: I understand some owners feel the existing furniture is dated and uncomfortable, but it is adequate. I can see the need to add a few more tables and chairs due to more people using the area. However, buying new furniture and equipment is incredibly expensive. Spending \$379k feels like a waste of money. I don't see how this is a priority. Site work: \$405k: I need further clarification on what line items this is for before I'll approve \$405k towards improvements.

62. My only hesitation is the mail room cost. As stated previously it would be nice to consider mail pavilion or pavilions and subsidy from usps. Also, it would be great to let us know what is being paid out of the reserve. Pool deck, slide, roof etc.? Not very clear.

63. The lap pool also needs to be enlarged(more lanes), pickle ball courts should be built and weight room should be brought into the 2020's

64. It would be interesting to see the distribution of support for these improvements across the neighborhood. Are the owners of the newer, more expensive homes dissatisfied with the facilities? If so, why not set the assessment proportional to home value, similar to property tax? Those of us living in homes the same vintage as the ranch house likely think it's sufficient and don't need a fancy facility. At some point, the HOA fees are going to be so high that they negatively impact the value of our homes, not the condition of the facilities.

65. These are very expensive projects and perhaps some of them can be pushed out several years from now to alleviate the financial stress on homeowners.

66. AS I wrote before, I do not use ANY of the amenities at the ranch house, therefore I am against the entire project. This project would not add any value to our property, as it has already appreciated significantly without any improvement you are proposing. Rather than spending money on this project, we need to save our money so we can litigate any future golf course expansion.

67. It is unnecessary. Is the roof leaking? If not, roofers I know say nothing needs to be done. Is the pool decking a safety hazard? Then fix that with the reserve fund. The mail room options have not been explored, see previous notes. Most of the 'improvements' proposed are not needed nor wanted by the majority. Based on previous survey 90% of homeowners are OK or satisfied with the way the Ranch House is. Of the survey responders 54-73% essentially never use the Ranch House. And based on the doctrine of implied consent, since just over half of the residents responded, that means nearly an additional 50% of the residents are happy the way things are.

68. I am undecided because of the mailroom concern I have shared. I have heard from literally 75% of the people with whom I have discussed the plan that they are confused by this as well. We await a fine tuning of this plan.

69. This does not seem fully thought out and is not in line with the goals of the community

70. I would vote against an upfront assessment.

71. Waiting to see what is ultimately included and how you plan to fund it.

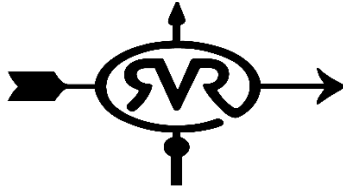
72. It is not ready in it's current state due to our comments from the previous pages. To reiterate: Since there is no North arrow on this map we will refer to left and right which apparently is East and West, respectively. 1) Put all of the family changing and outdoor showers on the left side with the proposed bathroom saving A) a second plumbing/utility project, B) construction of the bottleneck and potential liability bridge over the adult lap pool which families/children must cross multiple times in a day/week/summer, and C) costs of an apparent un-necessary left side "Stor./Prep." and "Vestibule" space where the right- map side existing pool storage could be renovated for much less. This should save ~ \$311,250 or more and construction time per the budget. 2) The new mail room location will remove mature Aspen trees needed for shade and that has not been addressed and this has been a newsworthy issue with the city of Carbondale and the new Forestry office downtown funded by federal grant money. 3) Research additional federal grant money to potentially fund or save \$542,800 during this early lead time to obtain possible reductions in cost. In addition, RVR should consult with the post-office for their standards required before presenting this design. 4) There is no itemized cost in the budget for the Tennis Pro shop renovation and only a picture of the Tennis Pro shop existing conditions. We suggest that the outside RVR tennis membership fees should be increased to cover the tennis pro shop and partial left-side bathroom fees. This was vocally introduced in at least our attended meeting to address non-RVR tennis members using the Ranch House restrooms and facilities. 5) Buildout/renovation of maintenance area, pool deck/slide, Ranch House exterior, and furniture are the most necessary items to be addressed in the primary term as they focus on improvement and reduce liability. We are neutral on the funding plan as it resides because of our comments to reduce items to make the plan more useful. However, we agree that paying upfront is the best payment option. With the above possible \$854,050+ in reductions mentioned above, the funding options on pages 26-28 are not in a final form to be defined for a loan or be voted upon in your time table.
-
73. There was a "missing middle" demographic not addressed. Those who are not retired and who work with little time or interest to take advantage of the ageist scope of amenities offered. Indicative that the RVR Board is out of touch with all subsets of its RVR homeowner community.
-
74. Costs have risen too much - we should not start any "nice to have projects" that require any special assessment.
-
75. Capital reserves should/does represent a significant portion of the monthly dues and this account should be funding capital improvement projects.
-
76. Not enough information
-
77. We would like to see a scaled-back version emphasizing the truly needed maintenance/improvements.
-
78. Funding alternatives do not address the needs of numerous homeowners with no children and living on fixed incomes
-
79. I would like to a clearer detail as to where these preliminary costs are coming from. Also, what is the urgency to do this now while interest rates and construction costs are at an all time high?
-
80. I overall support a plan; however, I disagree with several elements of the proposed plan (mainly the mail room and its associated cost).
-

-
81. Most of these things seem unnecessary and the how is already very expensive
-
82. I feel that there are unnecessary items included in the plan. Also, perhaps the items should be prioritized and implemented in a phased approach.
-
83. The process is bogus. Do the maintenance. So confusing what is from reserves and what is from the proposed assessment. Looks like we will deplete the reserves and be asked for another assessment.
-
84. No interest in the expanded bar, tennis court shack or bathrooms outside the tennis courts
-
85. Would hope to find a less expensive solution for the mail room.
-
86. See previous answer. You need to upgrade the entire clubhouse and not just certain rooms. A plan without a gym upgrade is dead on arrival.
-
87. There is already beyond adequate administrative space and the architectural/consulting fees are out of line with the scope of the project.
-
88. I don't personally have an issue with the facilities because my family doesn't use them for the most part other than checking our mail and once in a while going to the gym or using the hot tub, in which I don't have any issue with the current facilities.
-
89. Against. Need clear justification on 1) why these facility improvements are required 2) why these facilities must be located near the ranch house (I feel this is essential real-estate that should be reserved for community use) 3) other low-cost alternatives that were considered.
-
90. Dues now are too high. Total Personnel salaries out of control. Changes proposed have huge cost, much inconvenience, and little benefit.
-
91. The plan is bloated: e.g., new mailroom (22%) and new admin offices (4%) account for over 25% of renovation expense. Also, cost for renovation of entry lobby, great room, bar, vestibule, and corridors not sufficiently broken out. The poorly designed questionnaire does not allow members to rank/consider options regarding the various components, or provide detailed comments/suggestions. also, it does not provide for alternatives (e.g., we believe pickle ball and bocce ball courts should be added to RVR -- but adding them would not lead us to decide we would vote for the current proposal). we have local and visiting children (2) and grandchildren (5), as well as friends from throughout the USA, that use the facilities during all seasons, and we certainly want cost-effective repairs and improvements, but the current proposal is a disappointment, given all the time, work, and cost that has gone into it.
-
92. See comments prior. In general, we think the plan has unnecessary components that do not serve the majority of homeowners.
-
93. The plan needs to be revised to eliminate "nice-to-have" items.
-
94. I feel many of the items are not needed. We should limit Facilities improvements to only the following: 1. Replace Ranch House Roof. 2. Update furnishings and Bar equipment.
-

-
95. There are some unnecessary modifications and the cost is considerably unstated.
-
96. Mail room expansion is not needed
-
97. I would like to see more dimensional details as to how it impacts the existing trees
-
98. It's a huge waste of money. Some improvements are necessary. A lot of what is proposed is not necessary
-
99. There are often excellent alternative approaches suggested for any costly project which I would like to hear.
-
100. It isn't necessary. It is expensive. Rates are high. Fix what we have. Maintain what we have. If we can't do that, then why spend money we don't have on things we won't maintain going forward.
-
101. I feel the estimates are exorbitantly high at this time. I can't see how the mailroom would cost over \$800K with fees and contingency. I oppose new bathrooms by the tennis courts and believe those folks could quite easily walk to the current restrooms instead. I support an outdoor area to shower after swimming, and would support the bar recommendations and new furniture. Let's look for accurate estimates and continue to focus on making RVR the best it can be.
-
102. There are many items that I don't think are necessary or as previously stated in my comments there are less expensive solutions
-
103. The financial burden to fund this for us is not feasible right now and we'd like to see an alternate funding option created or "nice to haves" removed from the plan to lower the overall cost.
-
104. I think projected costs are too high for the work anticipated and don't feel it is prudent to move forward without making some arrangements for pickleball, even if it means a few other things might need to be scrapped. Family changing rooms are nice, but they will be used by many who don't have small children and frankly I raised my kids (boy/girl twins) from the time they were 2 in those locker rooms almost daily and had no issues with it. I think the locker rooms can definitely use a refresh, but don't believe we need additional rooms for changing. As for tennis, my die-hard tennis friends say they don't need an outside bathroom to use. As for the mailroom addition, I am on the fence about it. I don't have any issues using it for these past years and the mail service does a nice job of delivering my packages to my home.
-
105. Some of us remember that the board and management significantly missed their budget in prior years and FAILED TO INFORM homeowners until the annual meeting. This after getting a large PPP from the government and having Ranch House closed for a long time which should have lowered operating costs. So there is this lack of trust. I don't think RVR has ever had such a large slate of projects both the deferred maintenance (pool, boiler, roof, etc) and these aspirational items before us. I do not think our manager or the board have demonstrated that they can manage large projects especially both maintenance and aspirations at once. Nor do our reserves have enough funds. While you view the use of reserve funds as "aligned" with the aspirational projects, I see this as very confusing mix. Further, the plan does not address key items from the surveys lie more shade for the pool and "sprung" new items like staff offices on us. If items like the tennis pro office and maintenance shed are really falling apart, you should have fixed them with reserves long ago. The bulk of us who do not play tennis should not be footing the bill for an office upgrade for the pro or bathrooms.
-

-
106. Mail room is unnecessary and not needed.
-
107. If the budget numbers were guaranteed, I might approve. What's to stop the contractor from taking longer and going over budget?
-
108. At our age this plan would be way above our means. We are retired and on a fixed income like many people living in our community
-
109. Too expensive
-
110. Needs revised. Construction budget is too high for too little improvement to the amenities. There are very wealthy individuals in RVR but there are also a lot of families who cannot afford this.
-
111. need to remove "Very Unimportant" portions.
-
112. all in favor of maintenance but the rest of the plan is unnecessary and too costly, also there is no way to insure the project won't go over budget with rising building costs.
-
113. It's just too much. The ideas are great, but can be done slowly, in phases over several years, using the reserves we have.
-
114. We would support a plan to replace aging equipment and repair of existing facilities and do not see the need for new construction related to the mail room, admin, and service buildings. Instead of a large bar, we'd rather see an expanded fitness room as the area is cramped and with aging equipment. Also, there is no reason to keep every RVR mailbox together in the same place. Half of the mailboxes could remain inside the existing space to remove congestion and low positioned boxes, while the other half could be spread out in kiosks among the community.
-
115. It would depend on the funding option and what would be included in the improvement - everything in the plan or parts of it.
-
116. Need to take a sharper pencil to the plan and cut the fat.
-
117. We did not move here for the Ranch House, Pools or Fitness rooms...
-
118. The plan is focused on entertainment and amenities rather than the natural environment, climate change (transitioning away from carbon fuels, like electrifying vehicles and adding solar, and high water usage), as well as the stability of the golf course.
-
119. Not needed at this time
-
120. The plan is obscenely expensive to add no value to most (if not all) homeowners. The primary issue (that is currently being dodged) & has the greatest impact on community feel and property values is Short-term Rental!!!
-
121. I could care less about an indoor outdoor bar area. I've gotten used to not expecting any food or drink when at the pool. I would prefer larger and more updated exercise facilities and pickle ball.
-

122. Currently builders cannot forecast costs and buy existing rather than build for themselves in rvr. It is misguided to think any expansion beyond necessary maintenance and repair costs will be contained.
-
123. see prior comments. focus on maintenance items Also, I don't believe the cost's. you won't finalize costs for nearly two years and then nothing ever takes the projected amount of time or budgeted costs. Your ask for \$6500 will likely increase significantly, and, for what? Focus on maintenance!
-
124. Needs refinement on costs and clear understanding on how it will be funded (Option 1)
-
125. Mail room and F&B upgrade don't benefit me at all; question whether they excite enough owners to justify. Thought the survey was going to provide a menu of specific options with price tags on each as opposed to "all or nothing"
-
126. This is a significant amount of money in a rough economy. I don't feel that the logic for the mail room reno has been presented in a way that I am behind.
-
127. Need to see bids for all the projects!
-
128. Leaning toward a "for" vote, but would like my options to remain open.
-
129. 6500, is an egregious act on behalf of the Board. It is outlandish. You should be ashamed about putting this amount forward to the owners.
-
130. See prior comments. The plan is a fatally flawed wish list that is unaffordable. Do your job and maintain / enhance the facilities 'as is'. They are good enough.
-



RIVER VALLEY RANCH

Preliminary Improvement Plan Opinion Survey

August 2023

The purpose of this survey is to obtain homeowner input regarding the River Valley Ranch (RVR) Preliminary Improvement Plan recently presented at meetings and outlined in the accompanying booklet. **Please read the booklet prior to completing your survey.**

EACH HOUSEHOLD MAY COMPLETE AND SUBMIT ONLY ONE SURVEY.

Please complete and return your Survey no later than **SEPTEMBER 6, 2023.**

*Thank you very much for your assistance.
The results of the survey will be distributed to residents.*

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*Note: For control purposes, you must enter your RVR address and name for your survey responses to be included in the results. Your address and name will **ONLY** be used by McMahon Community Consultants to prevent multiple survey submissions, and will never be tied to any of your responses. Your individual survey responses will be confidential.*

Please enter your RVR Address: _____

Please Enter your Name: _____
(First Name) (Last Name)

=====

1. Which of the following sources have you relied on to become familiar with the Preliminary Improvement Plan?
*(Please mark **all that apply.**)*

- Attended one of the on-site meetings at RVR on August 9th or 10th
- Read the project booklet
- Watched a recording of the presentation on the Club's website

2. Approximately how often do you (or other members of your family) use the following facilities or participate in the following activities?

	<u>Not At All</u>	<u>Less Than Once a Month</u>	<u>About Once a Month</u>	<u>About Once a Week</u>	<u>2 or More Times a Week</u>
Ranch House (mail, coffee bar, etc.)	0	0	0	0	0
Ranch House (Club activities, meetings, etc.)	0	0	0	0	0
Great Room	0	0	0	0	0
Mailroom	0	0	0	0	0
Weight room	0	0	0	0	0
Fitness classes	0	0	0	0	0
Recreation pool	0	0	0	0	0
Lap pool	0	0	0	0	0
Tennis courts	0	0	0	0	0

PLAN GOALS

3. Please rate the importance of the following planning goals and considerations for improving the RVR experience:

	<u>Very Important</u>	<u>Important</u>	<u>Neutral</u>	<u>Unimportant</u>	<u>Very Unimportant</u>
Support home values by having attractive and up-to-date amenities	0	0	0	0	0
Restore conditions by addressing the wear and dating built up over time	0	0	0	0	0
Align aspirational and obligatory projects within a comprehensive plan	0	0	0	0	0
Support and enhance our sense of community	0	0	0	0	0
Increase the number of homeowners using the amenities	0	0	0	0	0
Have facilities that match the growth in the community	0	0	0	0	0

PLAN COMPONENTS

4. Please rate the **importance** of the following components of the Preliminary Improvement Plan to you and the Club:

	<u>Very Important</u>	<u>Important</u>	<u>Neutral</u>	<u>Unimportant</u>	<u>Very Unimportant</u>
<u>Site/Overall Improvements</u>					
Refreshed and improved Ranch House	0	0	0	0	0
Improved pool complex	0	0	0	0	0
Relocated/rebuilt maintenance buildings	0	0	0	0	0
Renovated Tennis House	0	0	0	0	0
<u>Ranch House Improvements</u>					
New Mailroom	0	0	0	0	0
Refreshed interior décor	0	0	0	0	0
New indoor/outdoor bar	0	0	0	0	0
New pool cubbies, outdoor showers and family changing room	0	0	0	0	0
New restrooms	0	0	0	0	0
Reconfigured and refreshed administrative spaces	0	0	0	0	0
<u>Pool Area Improvements</u>					
Replace pool deck and tile	0	0	0	0	0
New furnishings	0	0	0	0	0
New indoor/outdoor bar	0	0	0	0	0
New Pool cubbies, outdoor showers and family changing room	0	0	0	0	0
<u>Maintenance Buildings</u>					
Rebuild and relocate the maintenance buildings to provide a safe, efficient and proper work area and storage facility for Community upkeep	0	0	0	0	0

5. Please rate your overall satisfaction with the Preliminary Improvement Plan:

<u>Very Satisfied</u>	<u>Satisfied</u>	<u>Neutral</u>	<u>Dissatisfied</u>	<u>Very Dissatisfied</u>
0	0	0	0	0

6. Please provide any comments about the plan goals and solutions for the Preliminary Improvement Plan:

7. During the planning process, several improvements were considered but not included in the Preliminary Improvement Plan presented to homeowners. These improvements include:
- An expanded fitness room
 - Larger room for exercise classes
 - Pickleball courts
 - New Tennis Shop

What is the likelihood you would support the Plan if any of the above projects (with their costs and funding) were included in a final Plan?

<u>Very Likely</u>	<u>Somewhat Likely</u>	<u>Somewhat Unlikely</u>	<u>Very Unlikely</u>
○	○	○	○

FUNDING PLAN

The financial model offers homeowners two options for funding their portion of the improvement plan:

1. Assessment – All homeowners assessed a flat amount. Immediate and three-year payment options.
2. Loan Supported by Increased Reserve Dues – Take out a loan and repay over time through an increase in monthly reserve dues.

Additional details about the funding options are provided in the booklet and member presentation. For easy reference in answering these questions, the highlights of the two options are:

Option One: Assessment	Option Two: HOA Loan
<ul style="list-style-type: none"> • All homes assessed \$6,500 • Payable in lump sum or up to 3 years <ul style="list-style-type: none"> • Upon Approval: \$2,600 • Year Two: \$1,950 • Year Three: \$1,950 • Assessment settled at closing if house sold prior to full payment • Approval required only from a majority of a quorum (quorum equals 60% of homeowners) 	<ul style="list-style-type: none"> • RVR borrows up to \$3.6 million • Assume 15-year term and 7% interest rate • Reserve portion of monthly dues increased \$60/month to pay principal and interest on the loan • Projects could begin after permitting – likely 2025 • Requires voting approval from 50% + 1 of all eligible voters (277 total “yes” votes)

8. A. Please rate your overall satisfaction with the proposed Funding Plan:

<u>Very Satisfied</u>	<u>Satisfied</u>	<u>Neutral</u>	<u>Dissatisfied</u>	<u>Very Dissatisfied</u>
○	○	○	○	○

- B. If you are satisfied with the proposed funding plan, which payment option would you select? (*Please select only one.*)

- Option One: \$6,500 assessment payable over three years
- Option Two: HOA loan supported by \$60 monthly increase in reserve dues

C. If you are not satisfied with the funding plan, please respond to the following: Knowing that each homeowner would need to pay either a \$6,500 assessment or a \$60 monthly increase in the reserve dues to support a \$3.67 million plan as outlined, what is the maximum amount you would be willing to pay to fund an improvement plan in either an upfront assessment or a monthly increase to the reserve dues?

Upfront assessment amount: \$ _____

or

Monthly increase to reserve dues: \$ _____

9. Please provide any comments you have about the proposed funding plan:

HOW LIKELY TO VOTE

10. A. If the Community held a vote on the Preliminary Improvement Plan as currently structured (conceptual design and funding proposal), how would you likely vote?

- Would likely vote **FOR** the Plan
- Would likely vote **AGAINST** the Plan
- Undecided

B. If you would likely vote **AGAINST** the Facilities Improvement Plan or you are **UNDECIDED**, please explain:

ABOUT YOU

11. What is your age category?

- | | |
|--------------------------------|--------------------------------|
| <input type="radio"/> Under 36 | <input type="radio"/> 56 to 65 |
| <input type="radio"/> 36 to 45 | <input type="radio"/> 66 to 75 |
| <input type="radio"/> 46 to 55 | <input type="radio"/> Over 75 |

12. How long have you owned property in River Valley Ranch?

- Less than 1 year
- 1 to 2 years
- 3 to 5 years
- 6 to 10 years
- 11 to 20 years
- More than 20 years

13. Which Neighborhood do you live in?

- Old Town
- The Settlement
- The Boundary
- Crystal Bluffs
- The Fairways (Twenty Four)
- Custom Homes

14. Do you consider River Valley Ranch to be your primary residence?

- Yes
- No

15. Which of the following best describes your annual residency at River Valley Ranch? *(Please mark only one.)*

- Full-time (9-12 months)
- Seasonal (6-8 months)
- Part-time (3-6 months)
- Part-time (1-3 months)
- Part-time (visit periodically throughout the year)

16. Do you have any children under age 18 living in your home?

- Yes
- No

Thank you for taking the time to complete your survey