

THE SURVEY COMMENTS HAVE BEEN EDITED TO REMOVE IDENTIFYING INFORMATION AND/OR COMMENTS. NOT ALL SURVEYS ARE INCLUDED, AT THE REQUEST OF THE HOMEOWNER.

Data collection for common area survey. **25** surveys were delivered to homes ;**19** responses were returned. Yes/no questions were tallied and listed below in the questions. Completed surveys are attached.

(Surveys were not provided to Anderson Homes, Northpoint, or new resident Bernice Hammer)

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The common areas consist of:

- A. Both sides of Rolling Hills Way just past the entrance to Cherry Blossom Estates.
- B. The strip with picnic table and shed.
- C. Comfort Way from the "Homes Estates" sign to beginning of Phase B.
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Keep in mind community safety, cost, and maintenance/repairs are key factors to consider.

1. Do you use the common areas; if so which ones?

8 YES responses 11 NO responses

2. How satisfied are you with the common areas as they are now?

14 YES satisfied responses 1 NO not satisfied 4 SOMEWHAT satisfied

3. What do you like or dislike about the common area

4. Do you have any general or specific ideas you would like to see in the common areas at this

5. As the community grows do you have any long-range ideas for the common areas

For questions 3-5 and 8 see completed surveys for narrative

6. Would you support an increase in HOA fees, if needed to implement your idea?

7 YES responses 4 NO responses 4 PERHAPS responses 1 acknowledged increase could be inevitable. 3 N/A responses

7. Are you willing to be involved to some extent for future discussion of your ideas?

12 YES responses 3 NO responses 2 SOME involvement 2 N/A

8. We would appreciate any additional comments.

Narratives in attached completed surveys.



common areas survey

1 message

1. We use common areas A; to walk the dog if we can't take her to the Hollow.
2. We like that the common areas are now mowed regularly by professionals who know what they are doing. Before it was mowed way too short, too often (sometimes every other day) and Mullenex does the job faster. Less noise pollution.
3. There are too many weeds, Perhaps a work party?

Please do not let the common areas go natural or think that wildflowers or more trees would be better than mowing. There is no water for most common areas which would affect growing anything except more weeds and increases fire possibilities with overgrown grass. If you don't mow then the maple helicopters would become seedlings and it won't be pretty. If you plant evergreens, then someone will have to do snow removal off branches as they will bend or break. Voice of experience.

4. Access from Jara Way to common area B; there is a deep ditch [REDACTED] is also a safety concern for others and those who mow or need access to the utility box. Essentially it creates a liability issue if someone should get injured. Not sure if this ditch was for drainage or why it was created.

5. Maybe ask the Nash boys what they would like; they are good kids and should have a place to play. Two recreational ideas would be a horseshoe pit and a basketball hoop with cement court. I have no idea about the costs, We would donate horseshoes and spikes.

I also thought a small off leash dog park would be nice and an amenity that no other HOA offers. But someone will complain about dogs barking or someone didn't pick up poop.

6. I'm sure HOA dues will go up, as gas and labor prices increase. I don't know what it would cost to do any of my ideas, not enough time to do a cost analysis for this survey. We should sell the mowers and equipment we have, because we've proved that no one wants to commit to mow, trim and clean up every week. The common areas are not flat nor easy to mow.

7. Not sure what you mean by this question. Neither of us want to be on committees or go to meetings. One of us has the experience (carpenter and civil engineering) to may be helpful in design and finding out the costs. As for physical labor, we are both limited. I would be willing to buy the basketball hoop// backboard.

8. I bought my house because of the privacy and serenity of my yard not what I could do in the common area. The common areas are just lots that couldn't be built on, it's not easy ground to work with. If you've ever dug a hole, you'll find a ton of large river rocks. We really don't want or need to spend more time in the common areas; we've got yard work, music and art to do. We are also quite good at taking naps.

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1. Do you use the common areas; if so which ones?

YES! COMFORT WAY

2. How satisfied are you with the common areas as they are now?

VERY SATISFIED

3. What do you like or dislike about the common areas?

I LIKE THE FACT THAT IT IS OPEN - NO HOMES AND GREEN (WINTER, FALL, SPRING)

4. Do you have any general or specific ideas you would like to see in the common areas at this time? *NO*

5. As the community grows do you have any long-range ideas for the common areas?
NO

6. Would you support an increase in HOA fees, if needed to implement your idea?
———— DNA

7. Are you willing to be involved to some extent for future discussion of your ideas?
———— DNA

8. We would appreciate any additional comments.

I BELIEVE THE ENTIRE ASSOCIATION BENEFITS FROM HAVING GREEN AREAS.

Please contact us with any questions and return the survey to any one of us at one of the addresses below no later than **July 21st 2023**.

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120 Rolling Hills Way
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101 Rolling Hills Way

Rosemarie Fisher rosemarie@toadly.com
10 Jara Way
Cheryl Laurenzo cclaurenzo@gmail.com
20 Jara Way

Thank you very much, we appreciate your participation

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1. Do you use the common areas; if so which ones?

No

2. How satisfied are you with the common areas as they are now?

I like the ones on the entrance to Rolling Hills. The others are OK, rather non-descript.

3. What do you like or dislike about the common areas?

As far as appearance, they are fine. The area with the picnic table doesn't really need anything. No one uses it except for an occasional meeting, & that was mainly during Covid. I think that beautifying it in any way would be a waste of money, as it is hardly visible.

4. Do you have any general or specific ideas you would like to see in the common areas at this time?

I would like to see some native plants in the area around the mailboxes. If we could fill in some of that entire area with ^{flowering} plants, trees & bushes, it would be more attractive & cut down on the mowing area.

5. As the community grows do you have any long-range ideas for the common areas?

Just the one above.

6. Would you support an increase in HOA fees, if needed to implement your idea?

Perhaps. But hopefully some ideas proposed would lessen the amount we are now paying in landscape maintenance fees.

7. Are you willing to be involved to some extent for future discussion of your ideas?

Maybe.

8. We would appreciate any additional comments.

Thanks for this gathering of ideas.

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1. Do you use the common areas; if so which ones?

We utilize both A & C ^D areas multiple times on a daily basis.

2. How satisfied are you with the common areas as they are now?

very satisfied because:

- A. Easily maintained by Mullenix with mowing, edging and taking care of weeds in sidewalk cracks
- B. No water required
- C. Maintenance of areas help with low Fire hazard

3. What do you like or dislike about the common areas?

Dislike - The weeds which affects allergies & asthma

4. Do you have any general or specific ideas you would like to see in the common areas at this time?

yes, continue to keep vegetation trimmed to keep fire danger low and to maintain property values.

In fall when we have rain, put down a weedabed in one common area at a time. Marking common area

5. As the community grows do you have any long-range ideas for the common areas? ^{have dogs} ^{sending email to HOA members so they can avoid if they}

① Add landscape to Home Estate signs in both areas with signs. I.E. rock border, dirt and bushes sedums etc. Something that will do well without water. Consider plants noted on D.N.R website as fire resistance plants.

dnr.wa.gov then scroll down homepage & click on

6. Would you support an increase in HOA fees, if needed to implement your idea?

yes

WALDO
STADLER
GLEN
OHK

7. Are you willing to be involved to some extent for future discussion of your ideas?

yes

8. We would appreciate any additional comments.

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4: Then do re-seeding of grass in spring. possibly adding some other ground cover in the mix to aide in less weeds, i.e. maybe micro clover

5:

② Would also like to see a small fenced area for a dog park over by the mail box's ~~side~~ in that common area.

← Prepare for wild fires link

#6

1. *Do you use the common areas; if so which ones?* No, not really.
2. *How satisfied are you with the common areas as they are now?* Satisfied.
3. *What do you like or dislike about the common areas?*

- With the exception of a couple of areas, they are too large.
- The expense to maintain them takes up a large portion of the annual budget. Other initiatives within the community could have a better chance of getting done sooner if there were some wiggle room in the mowing/maintenance expenses. These areas, as they are, are not used enough to justify the cost.

4. *Do you have any general or specific ideas you would like to see in the common areas at this time?*

“at this time” – start planning for the future; any significant changes will take time and funds. Help the community change expectations of the common areas and the maintenance of them. While they are in transition to something that is better for the community, they may be a little less than perfectly maintained. .

5. *As the community grows do you have any long-range ideas for the common areas?*

Work with developer to make sure phase B common areas are not a maintenance burden that phase A is. Although there will eventually be more homes adding to the annual budget, if the common areas in Phase B are not created with conservation in mind, it will add to our current problem. It could also cause some problems if the Phase B homeowners see a large portion of their annual fees are going to maintain common areas in Phase A. And given the slow pace of development, the extra income could be a long time off.

We are over a barrel with what we have now. We cannot stop mowing, and must continue to accept the cost of maintenance, no matter how high that gets. We can use the benefit of time to address the amount of mowing service we need. However - before ideas can even be presented or explored, a community wide mindset must exist that a change is needed with the common areas. If there is not a community-wide spirit of change and cooperation, it will result in a lot of wasted energy for everyone. Progress cannot be made in a community divided. It won't be worth the effort, and we might as well leave things as they are and worry about tomorrow another time, or let future residents worry about it. Small changes over time toward a goal of reducing maintenance in these common areas can happen.

6. *Would you support an increase in HOA fees, if needed to implement your idea?*

Only if the increase meant that we are working toward a goal that would change the current grow-mow-repeat process of these large areas. Progress does often take extra funds, but some maintenance costs could be diverted to common area projects agreed upon by community.

7. *Are you willing to be involved to some extent for future discussion of your ideas?*

Yes, as long as there is a willingness on the entire community to support changes. Not necessarily expecting actual labor from them, but a mind set of positive support

8. We would appreciate any additional comments.

This is not an easy task; some of these areas are very big, and trying to imagine changing is daunting. How much change would be needed to reduce the maintenance cost is a big question. But it starts with a desire of the community. And maybe only small changes can be made, and maybe it will take years. We aren't equipped with anything but our own assumptions or limited experience to make changes on a large scale. There are agencies, like the DNR who can provide valuable information. As a side note perhaps worth considering. Everyone in this community will at some point want to sell their house – a subdivision with higher HOA fees is not as attractive. The next generation of buyers (perhaps 10-15 or more years) could easily be more environmentally minded and potentially see the mowing of these large areas as a waste of many resources. That may or may not be a detriment to selling our houses. It seems we would want to be doing what we can to keep our homes competitive in sales and also to save resources now. With a bit of cooperation, planning and maybe even sacrifice on everyone's part, we can improve the cost, usage and value of the common areas.

The current plan is not sustainable without putting the annual fees in the ridiculous category. The current plan is not conservation minded. But, the truth is, perhaps the majority of current residents are ok with it and really don't want to have to think much about it.



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1. Do you use the common areas; if so which ones?

NO

2. How satisfied are you with the common areas as they are now?

VERY SATISFIED

3. What do you like or dislike about the common areas?

THEY ARE JUST FINE

4. Do you have any general or specific ideas you would like to see in the common areas at this time?

NO

5. As the community grows do you have any long-range ideas for the common areas?

NO

6. Would you support an increase in HOA fees, if needed to implement your idea?

NO!

7. Are you willing to be involved to some extent for future discussion of your ideas?

NO

8. We would appreciate any additional comments.

JUST LEAVE WELL ENOUGH ALONE

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#8

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1. Do you use the common areas; if so which ones?

Not really. [redacted] walks or bikes around the neighborhood a bit, which included Comfort Way. Sometimes - not often, he'll walk from Jara through the common area to go home.

2. How satisfied are you with the common areas as they are now?

Currently, the areas are brown and dry. We like the color green better. However, we've spent most of our lives in high-desert communities in the Intermountain West. In recent years, we've watched the Great Salt Lake shrink by more than one-half. One of the main reasons why is people want green Kentucky grass and non-native trees. We don't

3. What do you like or dislike about the common areas?

See answer #2

think watering grass is a good idea.

4. Do you have any general or specific ideas you would like to see in the common areas at this time?

Perhaps mulching the areas would make them look better, with that said, we don't really want our HOA fee to increase

5. As the community grows do you have any long-range ideas for the common areas?

NO

6. Would you support an increase in HOA fees, if needed to implement your idea?

See answer to #4

7. Are you willing to be involved to some extent for future discussion of your ideas?

yes

8. We would appreciate any additional comments.

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Common Areas Survey Answers:

1. **Do you use the common areas; if so which ones? YES, we do.**

A: We use this area occasionally to stroll along the irrigation ditch to enjoy the wildlife, shade and sounds of the running water

B: We rarely use this area but when we do it is to lengthen our walks and maybe take a break at the picnic table.

C: We use this area every day to walk our dog, socialize with other dog walkers, and of course pick up the mail; again, another opportunity to socialize. We thoroughly enjoy the wildlife that often comes out of the wooded bushes on the hillside above. The view from our front windows gives us a wonderful, soothing yet well-maintained sight that we absolutely love.

D: We use this area nearly every day to socialize with fellow walkers both from our development as well as from the surrounding areas.

2. **How satisfied are you with the common areas as they are now?**

Under the current budget, we are completely satisfied.

The landscaper has improved the common areas with consistent and professional mowing, edging and clean-up. We really appreciate this improvement.

3. **What do you like or dislike about the common areas?**

A: We like the shade from the canopy of trees and the running water from the irrigation ditch: *It could be tidier.*

B: It's an inviting open space for gatherings: *It seems to be an underutilized space.*

C: It is a natural space for people to socialize while getting the mail and walking pets and it is wonderful to watch the deer pass through as well as other wildlife: *The ground is rough.*

D: Same as C.

4. **Do you have any general or specific ideas you would like to see in the common areas at this time?**

A: We would like to see community participation in a general work party to tidy up along the irrigation ditch. We would like to spruce up the entrance sign with possibly a brick border with a nice planting of low growing and water-resistant plants. (This could be done by volunteers with little or no costs).

B: We would like to see this area made into a "recreation" area for picnic, barbeque, social gatherings, and a place to play games such as lawn darts, etc.

C: Install a kiosk near the mail boxes to post events such as meetings, pot lucks, lost items or pets. Fill in the holes along the sidewalk to even the ground and prevent twisted ankles. Continue weeding and maybe plant grass seed in the bare places. We would like to spruce up the entrance sign with possibly a brick border with a nice planting of low growing and water-resistant plants. (Again, this could be done by volunteers with little or no costs).

D: Just continue weeding and using grass seed.

5. As the community grows do you have any long-range ideas for the common areas?

A: It would be nice if we could keep this space along the water maintained by keeping the brush trimmed to have a better view of the water and laying a natural path of bark along the bank. A bench would make a nice addition to enjoy the shade and sounds of the water.

B: The addition of some kind of shade, maybe a folding shelter, Costco Gazebo, or planting a good shade tree. Use the shed for supplies and equipment, such as games, chairs, folding tables, whatever the members want to donate. (Of course, with board approval). If and when the funds are available it would be fantastic if we had an attachment to or by the shed that would provide shelter from the heat as well as from the cold to hold meetings. The purpose would be to make it convenient for everyone to attend meetings and potlucks and would give it a friendly atmosphere.

C: We feel this is the natural entrance to our development and it would be a big improvement to rid the grass in the strip between the pavement and sidewalk and replace it with fabric and river rock to make it look nicer and make it easier to maintain. The mail boxes could use a little TLC such as cleaned and painted.

D: Just keep improving the grass and weed removal.

6. Would you support an increase in HOA fees, if needed to implement your ideas?

YES, we would.

7. Are you willing to be involved to some extent for future discussion of your ideas?

Yes, certainly. We would like to be a part of the discussion to improve our community!

8. We would appreciate any additional comments.

We think the common areas are fine as they are, but could use some minor improvements until such time as more funds are available. Members that desire larger improvements could make donations of time and money to fund those projects with board approval.

Fire risk is a concern that we feel needs to be addressed and if the phase B owners were to mow often enough to keep the grass at a more reasonable height there would not be an issue with harming wildlife. It should be their responsibility just like the vacant lots. The fire dangers are getting more intense than in previous years and it is an important issue to take up.



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1. Do you use the common areas; if so which ones?

No, we don't really use the common areas

2. How satisfied are you with the common areas as they are now?

Quite satisfied

3. What do you like or dislike about the common areas?

Like: they enhance the appearance of the neighborhood

Dislike: ~~the~~ the park area is underused

4. Do you have any general or specific ideas you would like to see in the common areas at this time?

No, just continue maintaining the appearance

5. As the community grows do you have any long-range ideas for the common areas?

Shade trees would be nice, but establishing them may be unrealistic considering changes to our climate

6. Would you support an increase in HOA fees, if needed to implement your idea?

To some extent

7. Are you willing to be involved to some extent for future discussion of your ideas?

Yes

8. We would appreciate any additional comments.

Climate change will impact any plans we may make

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1. Do you use the common areas; if so which ones?

No

2. How satisfied are you with the common areas as they are now?

I'm very pleased when they are mowed. The Comfort Way common area looks very nice in the Spring.

3. What do you like or dislike about the common areas?

We are neutral about them.

4. Do you have any general or specific ideas you would like to see in the common areas at this time?

We could plant bulbs by the Home Estate signs that would add color to our entrances but no water so that's a problem.

5. As the community grows do you have any long-range ideas for the common areas?

If & when the new section is built, it would be nice to have a resting area near the large Gary Oaks.

6. Would you support an increase in HOA fees, if needed to implement your idea?

I don't think improving common areas would increase the home values therefore I wouldn't be for an increase in the HOA fees. I'd be willing to buy some bulbs when Costco has them if you feel that would help.

7. Are you willing to be involved to some extent for future discussion of your ideas?

I'm willing to do some weeding if that would improve the common areas.

8. We would appreciate any additional comments.

The problem with the common areas is that we don't have water therefore any grass, plants etc wouldn't make sense.

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1. Do you use the common areas; if so which ones?

NO

2. How satisfied are you with the common areas as they are now?

OK

3. What do you like or dislike about the common areas?

Nothing

4. Do you have any general or specific ideas you would like to see in the common areas at this time?

pickleball court

5. As the community grows do you have any long-range ideas for the common areas?

No

6. Would you support an increase in HOA fees, if needed to implement your idea?

yes

7. Are you willing to be involved to some extent for future discussion of your ideas?

yes

8. We would appreciate any additional comments.

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Yvonne Schipani jyschipani@gmail.com
120 Rolling Hills Way
Ivy Sacks ivysacks@gmail.com
101 Rolling Hills Way

Rosemarie Fisher rosemarie@toadly.com
10 Jara Way
Cheryl Laurenzo cclaurenzo@gmail.com
20 Jara Way

Thank you very much, we appreciate your participation

1. Do you use the common areas, if so which ones?

We don't use the common areas.

2. How satisfied are you with the common areas as they are now?

The common areas are ok as they are as long as they are mowed regularly.

3. What do you like or dislike about the common areas?

We like the openness, and the lawn mowed regularly.



4. Do you have any general or specific ideas you would like to see in the common areas at this time?

Not really.

5. As the community grows do you have any long-range ideas for the common areas?

It would be very nice and a benefit to everyone if we had a neighborhood watch program.

6. Would you support an increase in HOA fees, if needed to implement your idea?

Yes.

7. **Are you willing to be involved to some extent for future discussion of your ideas?**

Yes.

8. We would appreciate any additional comments.

N/A



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The common areas consist of:

- A. Both sides of Rolling Hills Way just past the entrance to Cherry Blossom Estates.
- B. The strip with picnic table and shed.
- C. Comfort Way from the "Homes Estates" sign to beginning of Phase B.
- D. The small grass area at the corner of Comfort Way and Jara Way

For HOA documents go to the HOA website: <https://www.homepropertyowners.org>.
Keep in mind community safety, cost, and maintenance/repairs are key factors to consider.

1. Do you use the common areas; if so which ones?

No we don't.

2. How satisfied are you with the common areas as they are now?

Not very. We can do so much more.

3. What do you like or dislike about the common areas?

They are not inviting. They're boring. This time of the year (middle of summer) the only thing you see are the weeds & brown grass.

4. Do you have any general or specific ideas you would like to see in the common areas at this time?

Benches, more picnic tables, raised beds (for a community garden to grow food for the food bank), a dog area (fenced)

5. As the community grows do you have any long-range ideas for the common areas?

Some kind of central gathering place.

6. Would you support an increase in HOA fees, if needed to implement your idea?

Yes, within reason

7. Are you willing to be involved to some extent for future discussion of your ideas?

Yes.

8. We would appreciate any additional comments.

Sitting for the area behind the Homes sign, under the trees, Native trees along the space by the mailboxes.

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1. Do you use the common areas; if so which ones?

No

2. How satisfied are you with the common areas as they are now?

JUST OK -

3. What do you like or dislike about the common areas?

I WOULD LOVE GREEN GRASS ALL SUMMER,
BUT THAT MEANS LOTS MORE MONEY FOR
WATER + MAINTENANCE. THE ORIG BUILDER
PUT IN IRRIGATION BUT MOST HAS BEEN
DESTROYED. SUPPOSEDLY IT WAS TO BE CONNECTED
TO THE IRRIGATION COMPANY DITCH BUT THAT
NEVER HAPPENED. DELUSIONS OF GRANDEUR -

4. Do you have any general or specific ideas you would like to see in the common areas at this time?

NO

5. As the community grows do you have any long-range ideas for the common areas?

NO

6. Would you support an increase in HOA fees, if needed to implement your idea?

N/A

7. Are you willing to be involved to some extent for future discussion of your ideas?

N/A

8. We would appreciate any additional comments.

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- D. The small grass area at the corner of Comfort Way and Jara Way
- E. THE SMALL STRIP BETWEEN T1 & 91 JARA.

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Keep in mind community safety, cost, and maintenance/repairs are key factors to consider.

1. Do you use the common areas; if so which ones?

NO, NOT REALLY.

2. How satisfied are you with the common areas as they are now?

OK

3. What do you like or dislike about the common areas?

SEEM TO BE OK.

4. Do you have any general or specific ideas you would like to see in the common areas at this time?

NO

5. As the community grows do you have any long-range ideas for the common areas?

NO

6. Would you support an increase in HOA fees, if needed to implement your idea?

N/A

7. Are you willing to be involved to some extent for future discussion of your ideas?

NO

8. We would appreciate any additional comments.

—

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1. Do you use the common areas; if so which ones?

USED The common area on Comfort Way to play on the grass w/ our dog in the past. I heard we have a picnic table & shed on a strip somewhere but not sure where it's located so have never used it.

2. How satisfied are you with the common areas as they are now?

They are well maintained a part from those who do not pick up after their dogs.

3. What do you like or dislike about the common areas?

Like the grass and that is it mowed (By someone else of course!) and not overgrown.



4. Do you have any general or specific ideas you would like to see in the common areas at this time?

Keep it open & tidy just as it is. STREET LIGHTING would be good

5. As the community grows do you have any long-range ideas for the common areas?

No.

6. Would you support an increase in HOA fees, if needed to implement your idea?

Keeping the common areas open and tidy just as they are now will not result in an increase in HOA fees. If there are residents →

7. Are you willing to be involved to some extent for future discussion of your ideas?

No. What I have shared in this survey is common sense and simple:

8. We would appreciate any additional comments.

Just maintain & keep tidy what already exists. Keep it open just like it is

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7/14/2023

#12
#6
Con't

#18 CON'T

who want more and/or want to
do anything w/ the common areas
beyond maintaining them as they
are now, let those residents
pay for any additions out
of their own pockets
rather than expect that
everyone who lives in
Home Estates should shoulder
the costs i.e., increase
in HOA fees.

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1. Do you use the common areas; if so which ones?

yes I do "use it". I pick the blackberries in the summer

2. How satisfied are you with the common areas as they are now?

They are kinda just "BLA". I don't know if anyone uses them. The one with the table is inconvenient for most of use. Who would use the area for a picnic? No shade or protection. Too bad we have to maintain them but appreciate they are mowed regularly.

3. What do you like or dislike about the common areas?

Too bad there's no water in any of these areas. Sad the trees were cut down rather than trying to help them.

Very unattractive.

Maybe succulents. I'd help water until they were established. They are quite hardy.

4. Do you have any general or specific ideas you would like to see in the common areas at this time?

5. As the community grows do you have any long-range ideas for the common areas?

6. Would you support an increase in HOA fees, if needed to implement your idea?

I think our HOA dues are quite low. But don't want to pay more for things ALL homeowners won't use.

7. Are you willing to be involved to some extent for future discussion of your ideas?

Yes

8. We would appreciate any additional comments.

this folks!

Good luck with



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