

Deer Park Homeowner Survey - Spring 2008

It is the goal of the Deer Park Homeowners' Association to ensure that our neighborhood remains a desirable place to live. With costs for services on the rise, we are finding ourselves in the undesirable position of having to consider either cutting back the services that the HOA delivers or increasing dues to offset increases in these costs. The two most significant areas are landscaping / maintenance and Dumpster Days. We need to understand what services are important to you, to have you give your opinion on several cost saving measures, etc. Thanks, in advance, for making your opinion known to us.

We want your opinion on both the frequency and type of communication that you'd like to see from the association.

1. Increasing postage costs, needless paper waste, and the convenience of e-mail and the web are factors driving us to consider all-electronic delivery of regular HOA newsletters and announcements. Would you support this change?

Yes		98.5%	(64)
No		1.5%	(1)
TOTAL		100.0%	65 (65)

2. The association has typically sent two newsletters per year and the occasional postcard or mailing with particularly time-sensitive information. How do you feel about the frequency of this communication?

About right		86.2%	(56)
I'd like to see more frequent communication		13.8%	(9)
TOTAL		100.0%	65 (65)

It has been several years since we've published a Homeowner Directory, and we'd like your answers to several questions before making a new one available.

3. Which is your preferred format for this directory?

Electronic -- Web-based		46.2%	(30)
Paper		24.6%	(16)
Both		29.2%	(19)
TOTAL		100.0%	65 (65)

4. What contact information should the directory include? Note -- this information will only be made available to our homeowners with any use for solicitation strictly prohibited. Please check all that apply.

Registered owner		96.9%	(63)
Home telephone number		93.8%	(61)
Emergency contact number		35.4%	(23)
Email address		69.2%	(45)
Names of children		20.0%	(13)

Many neighborhoods feature an annual or semi-annual garage sale. Homeowners participate free-of-charge with the Association picking up advertising expenses. Benefits through consolidation and increased exposure would be higher attendance and minimizing the interruption posed by smaller individual sales.

5. Is this something that the Association should consider adopting?

Yes		70.8%	(46)
No		29.2%	(19)
TOTAL		100.0%	65 (65)

6. If yes, how frequently should this occur?

Semi-annually		30.8%	(20)
Annually		69.2%	(45)
TOTAL		100.0%	65 (65)

The Association is responsible for maintaining Deer Park's portion of the pipeline greenbelt trail, eight landscaped cul-de-sac islands, three landscaped Deer Park neighborhood sign areas, two landscaped pipeline trail entrance berms, a wetland greenbelt trail and three lateral paths leading from neighborhood streets to the pipeline trail. Landscaping expenses are responsible for over half of our annual budget, and they are on the rise. We're looking for potential ways to reduce these costs.

7. How frequently should the pipeline trail be mowed and during the peak season? (May through October)

Bi-weekly (twice a month -- current frequency)		58.5%	(38)
Weekly		4.6%	(3)
Monthly		30.8%	(20)
Quarterly		6.2%	(4)
TOTAL		100.0%	65 (65)

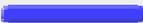
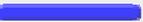
8. The eight islands and three sign parcels are currently included within the scope of the landscaping contract with an estimated cost of approximately \$4,000 per year. Several cost saving measures have been discussed. Which option best describes your position?

Full service by landscaper (even if a dues increase would be required)		46.2%	(30)
Leave it up the landscaper to maintain, as needed, with annual planting and bark performed by the homeowners		29.2%	(19)
Turn it over to the homeowners -- quarterly clean-up days or similar events could be utilized to weed and prune these areas with the Association providing plantings and bark		24.6%	(16)
TOTAL		100.0%	65 (65)

The Association currently sponsors two Dumpster Days neighborhood clean-up events (Spring and Fall). Garbage and yard waste containers are provided for each event and the estimated annual cost of these events is approximately \$4,000.

9. Did you participate in any of the 2007 events?

Yes		69.2%	(45)
No		30.8%	(20)

TOTAL		100.0%	65 (65)	
10. How many times?				
Once		55.4%	(36)	
Twice		44.6%	(29)	
TOTAL		100.0%	65 (65)	
11. At an average cost of approximately \$28 per household, which position best describes your opinion of Dumpster Days?				
The cost is definitely worth the convenience to me (even if a dues increase would be required to keep a balanced budget)		50.8%	(33)	
We should cut this back to once per year and save \$2,000 in the annual budget?		32.3%	(21)	
The City of Sammamish Recycling Events satisfies my needs in this area at no additional cost to the Association.		16.9%	(11)	
TOTAL		100.0%	65 (65)	
12. If we decided to make this an annual instead of a semi-annual event, what time of year would you like to see it held?				
Spring		81.5%	(53)	
Fall		18.5%	(12)	
TOTAL		100.0%	65 (65)	
The Association received approximately \$50,000 (after taxes) from Williams Northwest Pipeline in settlement for trail impact caused by the Pipeline Capacity Replacement Project completed in December 2006. Your Association has worked hard to make sure that the pipeline trail was restored to its original condition, and thus HOA expenditures for trail restoration have been minimal.				
13. Please rate your approval for each of these options on a scale of 1 (highly support) to 4 (do not support)				
	Average rank			
	1	2	3	4
Update and enhance landscaped areas of the neighborhood (approximately \$10K)				
Replace the Deer Park entrance signs (approximately \$10K-\$15K)				
Utilize this balance, as necessary, to cover budget shortfalls				
Leave it all in reserve and apply interest income to the operating budget				
A member of the Sammamish Parks and Recreation Commission recently contacted the Summer Ridge HOA to gauge interest in the possible conversion of the pipeline trail for "general community use". The City's goal is to create a link from the Evans Creeks Preserve (near Redmond-Fall City Road) all the way to Beaver Lake. The City offered several possibilities being considered: * City-provided maintenance of the trail landscaping * Additional buffers to adjacent private properties as necessary * Paving of the trail for increased accessibility to bikers and handicapped users * installing an adjacent trail for equestrian use				
14. What is your position with respect to this possible City project?				

Good idea -- I'd support if property security and privacy concerns could be addressed	 44.6%	(29)
Bad idea -- I'd strongly oppose and want the HOA to do so as well.	 20.0%	(13)
Not enough information -- please keep me informed as talks proceed and additional information becomes available	 35.4%	(23)
TOTAL	 100.0%	65 (65)
Currently we hold a single annual Association meeting in November of each year.		
15. How frequently would you like to see our HOA hold homeowner meetings?		
Annually (with one-offs as required)	 72.3%	(47)
Semi-annually	 24.6%	(16)
Quarterly	 3.1%	(2)
TOTAL	 100.0%	65 (65)