



Oak Hills HOA 2018 Summer Survey

NOTE: Only one survey response allowed per household. If there were multiple survey responses for one household, only the most recent data was considered.

TOTAL Respondents: 325

QUALIFIED Respondents (one entry per household): 267

Confidence Level 95% (The probability that your sample accurately reflects the attitudes of your population. The industry standard is 95%.)

Margin error 5% (The percentage range that the total population's responses might deviate from the sample.)

Participation Numbers (all responses)

Collector Source	May	Jun	Jul	Aug	Sep	Grand Total	% by Source
Email				112	1	113	42%
HOA Website	27	25	12	18	1	83	31%
Facebook	37	8	6	7	1	59	22%
EVITE	7					7	3%
HOA Newsletter	5					5	2%
Grand Total	76	33	18	137	3	267	100%
% by Month	28%	12%	7%	51%	1%	100%	

*88 responses were part of multiple responses from the same household

How would you feel having a short term rental(s) on your block? (excludes Blanks)

How would you feel having a short term rental(s) on your block?	Total	% to Total
Very uncomfortable.	109	41%
Not an issue.	73	27%
Moderately uncomfortable.	70	26%
N/A	15	6%
Grand Total	267	100%

If OHHA were to introduce a limit on the amount of time for a short-term rental, would you support...? (excludes Blanks & "other" responses)

If OHHA were to introduce a limit on the amount of time for a short-term rental, would you support...?	Total	% to Total
Short Term Rentals should be Prohibited	95	40%
A 30 day minimum	57	24%
No minimum	47	20%
A 7 day minimum	21	9%
A 14 day minimum	14	6%
A 90 day minimum	3	1%
A 60 day Minimum	3	1%
Grand Total	240	100%

What's your opinion on short-term vacation rentals in Oak Hills (as defined: advertised rental of less than 30 consecutive days)? (excludes Blanks)

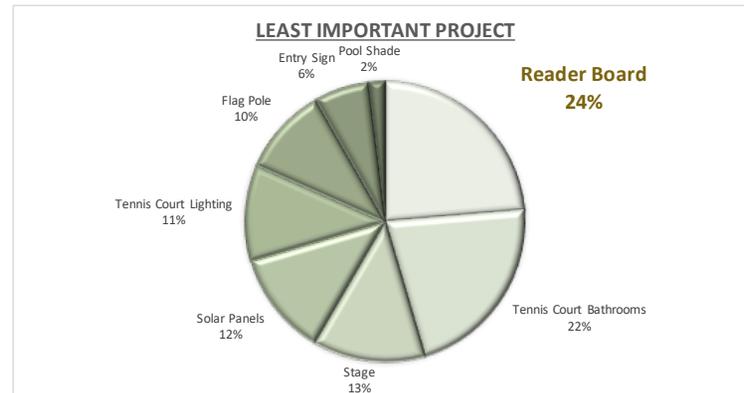
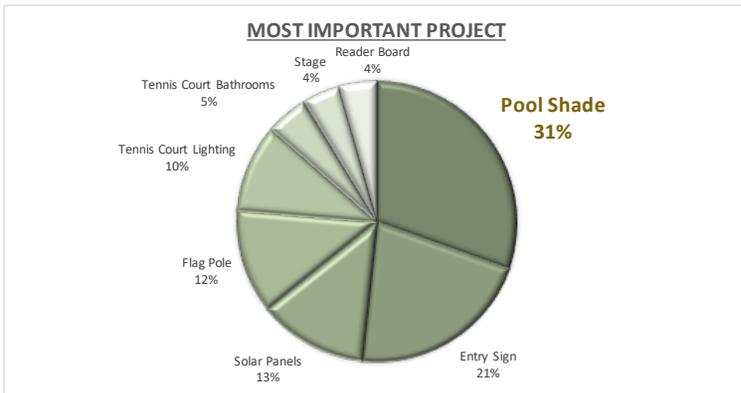
Short Term Rental Opinion	Total	% to Total
Prohibited	128	48%
More Regulated	64	24%
No Change	60	22%
N/A	15	6%
Grand Total	267	100%

Do you believe that living next to or near a short term rental property impacts your own property value? (excludes Blanks)

Do you believe that living next to or near a short term rental property impacts your own property value?	Total	% to Total
Yes, in a negative manner.	134	50%
Not at all - neutral.	99	37%
N/A	15	6%
Yes, in a positive manner.	11	4%
No, in a positive manner.	8	3%
Grand Total	267	100%

Do you believe that living next to or near a short term rental property impacts your own property value? (excludes Blanks)

Would you consider possibly renting your house?	Total	% to Total
I would never rent my house.	131	49%
Yes, in long-term rentals for one-year minimum duration.	84	31%
Yes, including short-term advertised vacation rentals.	19	7%
Yes, in short-term unadvertised rentals, such as exchange programs or for visiting coaches, etc.	18	7%
N/A	15	6%
Grand Total	267	100%



COMMENTS

This is an independent list of all comments from the survey. Any comments provided in the survey are listed under that corresponding question. The Project List items are for reference.

SHORT TERM RENTAL

Short Term Rental GENERAL Comments Q: What's your opinion on short-term vacation rentals in Oak Hills (as defined: advertised rental of less than 30 consecutive days)?	Short Term Rental ON YOUR BLOCK Comments Q: How would you feel having a short term rental(s) on your block?	Short Term Rental TIMING Comments Q: If OHHA were to introduce a limit on the amount of time for a short-term rental, would you support...?	Short Term Rental ADDITIONAL Comments Q: Do you have any comments or questions regarding short-term rentals that you'd like to add?
If there is an issue at a home address the issue. But don't proactively assume a problem will arise from a VRBO.	Might meet some interesting new people	No regulation	Has there been an actual issue? Or is this a case of busy bodies drumming up a non issue and creating an issue? My guess is the latter rather than the former.
If neighbors are troubled by regularly occurring issues due to the rental, the concerns should be addressed by other CCRs.	Short-term renters would have little interest in our CCRs or any rules of conduct. The uncertainty regarding the variety of renters is also an issue. Some would be fine but some disruptive.	SHORT term rentals should be prohibited. They do not allow for neighbors to get to know and care for one another. They destroy community cohesiveness.	Rentals are only a problem if renters repeatedly cause a problem that should be addressed elsewhere in the CCRs.
Is this a problem? Or are we anticipating problems?	Uncomfortable isn't the description I would use. I think short term rentals will change the character of the neighborhood.	Rental properties are generally not cared for in the same manner or appearance as owner occupied.	Short-term renters are well vetted and held accountable.
The activity is a business as it generates revenue and is therefore subject to regulation under existing rules. These rentals are subject to hotel taxes which also defines them as a business activity. Does WAC zoning permit hotel/motel in this area?	Strangers coming/going does not promote community. Potential for disrespectful guests. If owner rents out a few times per year while they are out of town that is one thing. Owner who doesn't occupy home think a Nike guy stationed overseas for a year and cranks it out on AirBnb is being disrespectful to neighbors and the association.	I'd be OK with 1-2 nights BUT no more than 14 days in a year. (NOTE: IRS says you don't have to report income from 14 days of rental of your own home. If you go over 14 days IRS thinks you are in business)	Rentals are only a problem if renters repeatedly cause a problem that should be addressed elsewhere in the CCRs.
Primarily single family residential neighborhood	May cause value reduction in our neighborhood	No to bnb, short term ones I am opposed to	If I want to leave for a month, will you rent my home???
I support long-term rentals (e.g., 1 year or more), but not short-term (e.g., Airbnb, etc.)	People who buy a house to live in are fully vested in the neighborhood and what it stands for. Short term renters are not so there's more of an opportunity for issues to arise.	Is this really a problem?	Would not feel comfortable leaving my property for a few days if I did not know who was going to be next door.
There should be discussion and agreement on new regs with homeowners before they are put in place	Depends what they do. Loud crowds and parties would be a problem for example. Frequent short term rentals would be a problem. Not sure what next question means. A property that is rented all the time would obviously be a problem but Q3 has no option to separate occasional and permanent, or to say permanent rentals have a negative impact.	A six month minimum lease would be my recommendation	The noise and other regulations in the CCRs seem adequate
Not in favor of this at all	We have a Sunriver house, and have not had any problems. But we also wouldn't like to live next door to an endless round of parties every weekend.	180 days	If a home is only used for short term rental the homeowner should make sure landscape work is being done (mow the lawn, trim bushes)
We would support a two-week minimum rental term, but 30 days is too restrictive.	Parking is a problem, streets are choked with cars parked	If home rentals were to happen they should be limited to long term rentals	I can't see any pluses for the neighborhood in having short-term rentals
No - more cars parked, traffic will become choked	I like to know who my neighbors are!	Poorly written. We have rentals in Oak hills now. The word should be maximum not minimum!	Not other than already included
I like to know that the residents in our neighborhood are familiar faces and familiar with the standards that we choose to uphold in this community	depends on the people	6 months.	Consider the number of rental. A certain percentage will impact the neighborhood. As long as the conform to ccrs and keep the house looking good. If a rental company is renting it will be a problem getting to the original homeowner. There are regulations called squatters right which will impact the area. It's a problem to keep the atmosphere of the area 'family centered'.
second choice - prohibit short-term rentals	I believe our neighbors have already been doing this and I don't like all the strange cars and people next to me!	Long term only, 6 month min.	Generally not fond of the idea. This type of thing can be hard to detect and could fly under the radar if the owner was discrete. This activity can be highly profitable. I know of someone that rents a non-disrupt home by Albertsons on West Union that generated \$36K (Yes \$36K in 4 months!!!) He is an absentee owner that rents to traveling intel-ites conducting business in Hillsboro. Again, I'm not overly fond of the idea as I think it breaks down the community.
Excessive cars, traffic, people, noise, no respect for neighborhood, and many more reasons!	We have small children and like knowing who is living in the homes on our block. There are concerns about safety, noise, and upkeep of property in addition to losing a sense of knowing our neighbors.	6 month period	No short-term rentals
I don't know how you could control problem and rules without a lot of effort which the Board might not have time to spent	Don't like the concept, but not bothered by it...	One year	I am not in favor of short term rentals
What are the Washington County regulations on short-term rentals?	If the homeowners are there if not I'd be very uncomfortable	2 months	I would rather they limit most short term rentals, but allowed them for short term period if it is a benefit to the homeowner
CCR's should spell out specific regulations that allow for STR's while mitigating adverse effects of these specific commercial activities on surrounding homeowners. Disclosure to neighbors, complaint processes, and specific minimum expectations to maintain a safe and harmonious neighborhood should be included at minimum.	Dealing with the renters would be awkward, especially if they were noisy, rude, or abusive of the house.	There should be a maximum number of occupants (maybe 6) and 30 day min. Stay	If short-term rentals do get approved then the homes that offer that should be made public. That way, there's full transparency... the whole OH community can keep eyes on the topic/home(s). Perhaps OH can make money off the situation by requiring the owner to pay for the right under OH CCR's.
Already prohibited if apparent and objectionable, so why add more rules?	It is hard to keep Oak Hills values when transient renters are in our neighborhood	Only long term rentals of 6 months or more	I would not approve of a house being used permanently for short term rentals. This is a neighborhood with homes and families. Short term rentals are people on vacation who stay up late, noise, traffic! Doesn't fit into a family neighborhood.
additional traffic, noise, confusion not needed in our quiet residential area	While they can fit in harmony with the neighborhood, over time they become a nuisance. I just had a conversation with someone why they live by one of these. She details significant issues they are having to deal with.	I believe that short-term rentals should be prohibited altogether.	The options for #3 made no sense and our answer should be discarded.
Absolutely against permitting short term rentals. The reason people move here and the thing that makes OH unique would be diminished by allowing them. I think this is a crucial issue and I hope very much that we steer clear of it.	Biggest concern is noise	All short term "rentals" should be prohibited. I've lived next to a short term / vacation rental, the amount of damage and discomfort in just one overnight stay can be a nightmare!	you must enforce regulations that are in effect now
If it becomes a problem, I would consider it a good idea to deal with it at that time rather than now.	I purchased a stand alone home in a great neighborhood like Oak Hills for the privacy and security it provides.	Not nuts about long term rentals either but not quite to the point of outright ban. But I'm close.	Question 3 didn't give me a suitable answer. I believe that having a short term rental next door would negatively impact my property value.
Community is for living, not short rentals...	Do not wish to live next door - or on the same block - as a hotel, period.	rental less than 1 year should be prohibited	Neighborhood does not need any more congestion an traffic. This is a single family housing neighborhood.
I'd like house swap or rental allowed I it wasn't full house	I would prefer it not be short term whole house rentals - people renting out rooms short term through AirBnB can allow some people to keep their houses through the extra income.	Instead of a minimum I'd prefer a maximum rental of 14 days	Please do not allow short term rentals
I believe that these rentals only really provide benefit to the homeowner at the expense of the community. Even with restrictions they typically create issues for the neighborhoods.	not worried about it but don't want them in the neighborhood	1 year minimum should be considered a short term rental.	Keep good judgement
I am conflicted on this as I would not want more regulations. I would like to have a clarification of current CCRs. Do short term rentals fall under running an advertised business out of your home and is that currently prohibited?	but ok if added CCR provisions can help clarify impacts	no limit as long as clear CCR rules help minimize impact	Long term rentals only
This issue isn't really clear. Are we talking about a vacant house that will only be used as a vacation rental? Or are we talking about a family going on vacation and renting their house while they are away?	I feel comfortable allowing my children to walk to their friends house. We know almost all our neighbors. I don't want to live among strangers.	6 months minimum.	I think occasionally renting your own home is very different from someone owning a home solely for short term rental. I am not comfortable with a home being solely a short term rental.
Short term rentals may be better maintained because they need to attract renters. I'm concerned about the influx of strangers and potential for dangerous situations for kids playing in the green space, as well as the potential for littering and general lack of care for public spaces (if you don't have a sense of personal ownership/responsibility of a space, you're not likely feel obligated to take care of it)	It's a business that will bring many issues we had bad experience all ready living next to one	Minimum one yr. or more with a lease. Pay a penalty to Oak Hills if lease is broken.	OK, if they do not have excessive noise.
This is a residential owner occupied neighborhood, not a short term rental neighborhood. Oak Hills is residential area and not a tourist location. Safety of residents and their property must be the first concern of the Home Owners Association.	Part of the value of living in Oak Hills is knowing who your neighbors are. There are little if any restrictions on who can use a company like VRBO.	1 year minimum	I'd like more education on under what circumstances homes are being rented on a short term basis? Is our neighborhood really a place where tourists would want to stay? I'm in favor of options for people visiting family in the area and temporary corporate housing.
CCR's should be changed to include a strict prohibition against any rentals of 30 days or less. Short term rentals increase traffic and noise and threaten safety and security.	As long as I don't notice it.	6 month to one year lease	We're a residential neighborhood, not a commercial one!
As long as they follow the rules on noise, no noxious activities, etc., and those rules are enforced on the homeowners through fines.	I have children that know all of our neighbors and I allow my children to roam the neighborhood without fear of who might be unfamiliar.	There Should be a 1 year minimum for home rentals, and I believe there should be a limit to the total number of home that can be rented at any given time.	is this the only issue?
added rules will help control possible impact of noise/traffic/etc.	I don't want it.	180 days	Some of our neighbors go somewhere else during part of the year; i.e. Palm Springs during the winter
There are single adults and older adults on fixed incomes that could use this to rent rooms or homes or trade for vacation destinations. I think most of the apps mentioned have a way of regulating to whom you rent to because it can effect a persons future ability to rent.	We have a house on our court that is a rental. I have lived on this street for 33 years and for 25 of them we have had renters...families, houseful of young people, drug operations, speeders...you name it, we have had it. We have ENOUGH issues with renters that are long term on this street without allowing the neighborhood to deal with people who come and go. With the amount of house breaking we have had in our little corner of Oak Hills, I like to know who belongs on my street.	6 month minimum. Owner could get around a shorter duration requirement by setting a below-market daily rate with the intent of only renting it for a week but saying it was a 45 day rental.	If we allow short-term rentals, the fine structure should be amended for that use.
No Airbnb	We know our neighbors. We visit with our neighbors. We keep one another safe. We're aware of one another's health conditions. We grab packages off porches for one another and help one another out in a variety of ways and situations. Our world doesn't have enough of this. Many neighborhoods don't have this. That is sad. With strangers coming and going in one of my neighbors' homes, we lose some of that. It's a slippery slope. I'd hate to lose it.	don't want a short term rental. I understand long term rentals, minimum 6 months, but I don't like them either.	Background checks on all renters. No felons
	That is what I like about Oak Hills. We are friends with our immediate neighbors, and we also come together as a wider community via our recreation complex. It's what makes Oak Hills special.	No air b n b rentals please. I can't believe in a neighborhood where the home values have shot through the roof that people need to rent their houses out like this. Would this rental include pool access and tennis court access? This is a private neighborhood and many people bought into this neighborhood because of the standards. No short term rentals please.	nope it is not that big a deal for me
	OK until a problem arises from the rental from the use.	1 year minimum	Let's try to keep our neighborhood special and safe by not allowing short rentals!

<p>In my opinion, this may be one of the top 2-3 biggest issues facing the neighborhood moving forward</p> <p>The community is important to me. To trust those who live near me and my children, to know that they have chosen to be a member of this community is important to me.</p> <p>Opening up our community to short term rentals, strangers, does not make me feel safe and I do not believe it should be prohibited in our community.</p> <p>I like to know who my neighbors are and I don't want to wonder who might be coming and going at all hours of the day. A friend of mine has an Airbnb across from her home in a nearby neighborhood and feels very uncomfortable with new people coming and going on a daily basis. There are plenty of other neighborhoods around here that would allow such a thing so if that is what they want to do, they should go live somewhere else.</p> <p>This is a residential community and short term rentals are incompatible with that focus.</p>	<p>Short term rentals are never appropriate in Oak Hills, a viable family neighborhood. Short term rentals are, however, very appropriate for the many hotels that are near by.</p> <p>We already have owners with roommates, a long term rental, extended family living with parents so if you're going to regulate short term, I suppose you should regulate all non traditional single family home arrangements.</p> <p>If it was only used as a rental I wouldn't like it. But if it's just when neighbors are going out of town that's fine.</p> <p>This comment is my answer to question #3, which has no good options for answers. I think that a short-term rental would negatively affect property value.</p>	<p>Your house your business what you do only need to follow the OHHA living rules.</p> <p>Time isn't the issue for me. The main thing is the ability of Oak Hills to control it.</p> <p>If used as a traditional rental property, I am fine with it</p> <p>I don't think the HOA needs to be so intrusive.</p> <p>I really would prefer no rentals under a year. That might not be realistic, but I hope that it would help maintain the family/community feel of our neighborhood.</p> <p>I support only 1 year minimum rentals. This kind of rental property already exists in Oak Hills.</p> <p>Six months</p> <p>Minimum of one year. I did rent out my home for a minimum of at least one year and it worked out fine with my neighbors. I did this for maybe five years. I carefully screened my renters and they were an asset to the neighborhood.</p>	<p>The Board should review all short term rent agreements</p> <p>I feel in a residential neighborhood like Oak Hills a short-term rental seems non-sensical and poses negative impact to the neighborhood.</p> <p>I'm interested in what other large HOAs are grappling with short-term rentals. Don't regulate. Let homeowners determine how they want to use THEIR property. Enforce parking, yard, and architecture rules.</p> <p>I realize it may be difficult to monitor these types of activities, but it is important that we as a community are having this conversation now. One of the reasons we moved to Oak Hills is the stability of the community.</p> <p>If homes that rent create problems like noise, etc. then focus on these specific homes and related problems, don't limit everyone's else's freedom as a result.</p> <p>We are strong family community and many of us purchased here for reasons of safety within a family like community. Having lived near & next door to vacation rentals I can tell you with assurance short term vacation rentals seriously undermine that family community experience.</p> <p>prohibital short terms</p>
<p>I do not want short term rentals in our neighborhood.</p> <p>This is a commercial enterprise. If people complain about day care issues in Oak Hills then these short-term rentals should be held to the same standards.</p> <p>My home thus no restrictions what I do unless a problem arises from the use, the owner must make renter aware of the rules of the area and maybe the board could furnish a set of rules to owners.</p> <p>Somehow we should be able to halt rentals that are adversely impacting a neighborhood.</p>	<p>See response to #1</p> <p>Afraid that once it starts, it could easily grow and we should continue to be a family style neighborhood.</p> <p>I feel their presence degrades our community.</p> <p>I have deep relationships with my neighbors, and I would not have that with renters changing every month.</p>	<p>One or two year minimum.</p> <p>60 days</p> <p>1 year minimum.</p>	<p>As we've been told and as we tell others, this neighborhood is a unique place. We have a green belt that we've decided not to annex to THPRD, we have our own beautiful pool and Rec center. There is a value on community and long term relationships here that is the very reason people come here and pay a premium for homes that aren't even in great shape. I don't think short term rentals are consistent with what we say this neighborhood is nor what we want it to be. I truly hope this idea is resoundingly defeated.</p>
<p>Short term rentals are a business. Noise from vacation rentals, increased traffic, unknown people with unknown backgrounds renting short term is not appropriate under any circumstances in Oak Hills.</p> <p>This could actually raise the values of our homes and increase the prestige of the neighborhood.</p> <p>Next door house almost sold to overseas investors who had no intention of living here. If a home is a primary residence and a family wants to vrbo or something similar when they are out of town that's fine, but I was not looking forward to having a hotel as a neighbor and am relieved the sale fell through.</p>	<p>I want to know my neighbors are and not have strangers coming and going.</p> <p>If we enforce existing nuisance rules (noise, etc.).</p> <p>I've experienced it. it's bad.</p>	<p>Limit the total number of days per month a residence could be used as a short term rental.</p> <p>3 month minimum (i.e. Summer rental)</p> <p>Homes can be for long term leasing - 12 months or more but not short term rentals.</p> <p>12 months</p> <p>Long term 1 year +</p>	<p>I think renting a room or part of your house w/homeowner present is very different than renting the entire house. A good way to make money for someone who can't afford to stay in their house. We have 2 rentals next door and across the street. In 28 years in this house never a problem.</p> <p>We have stayed in short term rentals that had us follow rules that would help maintain the peaceful, quiet neighborhood that the home was a part of. (ie, no partying, loud noise, objectionable behavior). This would be an easy thing to require.</p>
<p>Our neighborhood is very family friendly, and kids are often out playing with their friends. I think this type of rental would greatly reduce the feeling of security and safety for our children.</p> <p>Don't want parade of people unfamiliar with Oak Hills rules and regs coming and going. Plenty of nearby hotels!</p> <p>Oak Hills works because owners/residents care about our community. Short-term renters detract from OH!</p> <p>I wouldn't want people to buy a property primarily to turn it into an Airbnb type of property, every 30 days a new renter. Such owners would not have a vested interest in Oak Hills. Also the language of your question is ambiguous - it doesn't cover having a new tenant every 30 days, so 12 per year.</p> <p>Suggest limits on the total number of days per month an Oak Hills residence may be used for short term rental purposes.</p>	<p>I don't want new neighbors every week.</p> <p>All ready happening, means family can keep their home.</p> <p>It is clear that the purpose of this survey is to create an issue where none exists. The first time this issue was raised, I looked and there were absolutely no Airbnb rentals listed in Oak Hills. This is a HUGE issue for us. Refer to the answer of question #1. This issue is not just a problem of being "uncomfortable".</p>	<p>No idea</p> <p>1 year minimum</p> <p>3 month min</p> <p>I believe a 60 minimum would be best</p> <p>One year minimum.</p> <p>1 year minimum</p>	<p>My brain is all over about this... don't really like it, feel I can't stop it...</p> <p>Prohibit all OHHA can partner with a STR VR company like Vacasa to manage all STRs in the neighborhood.</p> <p>Please work to prohibit short-term rentals, including amending the CCRs.</p> <p>not at this time</p>
<p>The cohesion of our valued neighborhood/community which makes Oak Hills such a desirable place to live would be significantly eroded.</p> <p>Leave it alone. Focus on other things like maintaining facilities.</p> <p>Oak Hills isn't a "resort area for short term rentals to use our facilities. Short term guests are not residents and therefore, should not have access to the neighborhood amenities (i.e. pool, tennis court etc)</p> <p>Short term rentals ARE prohibited in Oak Hills. No commercial activities that are apparent and objectionable. You have already received objections.</p> <p>Should be specifically noted in CCRs. I live within a few houses of a previous Airbnb. There was unwanted late night noise and excessive traffic in our culdesac.</p>	<p>No, they do not take pride and care of the home like a renter would.</p> <p>This is a property right that should not be violated by over zealous do-gooders!</p> <p>First priority is to protect the family oriented nature of the neighborhood.</p> <p>Short term rentals have the potential to go very badly. I don't want the HOA to have to regulate this use in our neighborhood.</p>	<p>Long term 1 year +</p> <p>3 month min</p> <p>1 yr min</p> <p>Long term rental only</p> <p>90 days</p> <p>no change to the current situation. There is no point in adding restrictions when the board is ineffective at enforcing the CCRs, RV rental agreements, etc.</p> <p>I regularly rent from Airbnb options. I practically use it for all personal travel, including weekend trips, so do not support imposing a limit.</p> <p>6 month rental</p>	<p>is there research to show that allowing such rentals causes drop in property values etc?</p> <p>Short term rentals do not contribute to a positive family neighborhood environment.</p> <p>I have a home on the coast which has a homeowners association. I am on the board and as a board we are currently dealing with this same topic. I hear of the issues neighbors have to deal with currently and would hate to see OHHA get into this same position.</p> <p>We have a fairly involved HOA— how would a homeowner ensure that their renter is not going against policies?</p> <p>I'd like to see this clarified before put to a vote. Are we talking about people buying investment property in the Hood or current homeowners renting their homes while they are away?</p>
<p>This is a property right that should not be violated by over zealous do-gooders!</p> <p>First priority is to protect the family oriented nature of the neighborhood.</p> <p>Short term rentals have the potential to go very badly. I don't want the HOA to have to regulate this use in our neighborhood.</p> <p>My neighbors use their RV as a guest house. It's a waste of time to create new rules when the HOA won't enforce existing CCR and RV lot lease agreements. Stop wasting our money on lawyers when there is no effective enforcement.</p>	<p>I think we should allow short term rentals with some reasonable restrictions and some mechanism to drive action if a homeowners renters are a continuous nuisance.</p> <p>After living close by a AirBandB I do NOT want anymore in the neighborhood.</p>	<p>1 yr min</p> <p>Long term rental only</p> <p>90 days</p> <p>no change to the current situation. There is no point in adding restrictions when the board is ineffective at enforcing the CCRs, RV rental agreements, etc.</p> <p>I regularly rent from Airbnb options. I practically use it for all personal travel, including weekend trips, so do not support imposing a limit.</p> <p>6 month rental</p>	<p>Thanks for dealing with yet another issue. We appreciate your hard work.</p> <p>See above, or if you'd like we can chat about the concept of Defensible Space (it's an architecture/urban planning theory) and how short-term rentals affect the safety of a community.</p> <p>1 year lease acceptable</p> <p>Question number 3 was confusing to me. I believe that my property value would be impacted in a negative manner, but I put neutral because I didn't see that option. Thanks!</p> <p>The cohesiveness and security provided by the Oak Hills neighborhood would be ruined by short-term rentals. Oak Hills homes must not be used in this manner if the Home Owners Association cares about this historic, valuable, and desirable neighborhood. The CCRs must be rewritten to protect the neighborhood and home owners' investment into this neighborhood.</p> <p>I have used them myself so it's difficult for me to look on them negatively but I have some reservations about allowing it unregulated in Oak Hills. I'm glad there is a discussion going on about it. I wish I had more information about the pros and cons of allowing it. For instance, is there research that show that other neighborhoods have had issues with short term rentals?</p>
<p>I think we should allow short term rentals with some reasonable restrictions and some mechanism to drive action if a homeowners renters are a continuous nuisance.</p> <p>After living close by a AirBandB I do NOT want anymore in the neighborhood.</p>	<p>I think we should allow short term rentals with some reasonable restrictions and some mechanism to drive action if a homeowners renters are a continuous nuisance.</p> <p>After living close by a AirBandB I do NOT want anymore in the neighborhood.</p>	<p>1 yr min</p> <p>Long term rental only</p> <p>90 days</p> <p>no change to the current situation. There is no point in adding restrictions when the board is ineffective at enforcing the CCRs, RV rental agreements, etc.</p> <p>I regularly rent from Airbnb options. I practically use it for all personal travel, including weekend trips, so do not support imposing a limit.</p> <p>6 month rental</p>	<p>Question #3 does not make sense. Yes and no options are only "positive". I firmly believe that have a short term rental near my home would have a very Negative impact on my property value. Negative impact on surrounding properties is well documented.</p> <p>I would suggest a limit on the number of cars associated with short term rentals, or limit the number of people in a home for a short term rental.</p> <p>Question 3 does not make sense. The choices are either not at all or positively. I think it would impact my value negatively.</p>
<p>I think we should allow short term rentals with some reasonable restrictions and some mechanism to drive action if a homeowners renters are a continuous nuisance.</p> <p>After living close by a AirBandB I do NOT want anymore in the neighborhood.</p>	<p>I think we should allow short term rentals with some reasonable restrictions and some mechanism to drive action if a homeowners renters are a continuous nuisance.</p> <p>After living close by a AirBandB I do NOT want anymore in the neighborhood.</p>	<p>1 yr min</p> <p>Long term rental only</p> <p>90 days</p> <p>no change to the current situation. There is no point in adding restrictions when the board is ineffective at enforcing the CCRs, RV rental agreements, etc.</p> <p>I regularly rent from Airbnb options. I practically use it for all personal travel, including weekend trips, so do not support imposing a limit.</p> <p>6 month rental</p>	<p>This would be a mistake</p> <p>I believe the strength of our community is in part to the strong connections we have as residents and friends. By allowing short term rentals (less than 1 year) we jeopardize our safety and fellowship.</p> <p>do it !!</p> <p>We recently purchased here for the association. It's concerning that short term or airbnb would be allowed.</p> <p>I've heard arguments that we should not limit the income of our neighbors. This is opening pandora's box. With all the money spent in the last few years on increase the property value of Oak Hills this is a big concern about the future of our neighborhood.</p>
<p>I think we should allow short term rentals with some reasonable restrictions and some mechanism to drive action if a homeowners renters are a continuous nuisance.</p> <p>After living close by a AirBandB I do NOT want anymore in the neighborhood.</p>	<p>I think we should allow short term rentals with some reasonable restrictions and some mechanism to drive action if a homeowners renters are a continuous nuisance.</p> <p>After living close by a AirBandB I do NOT want anymore in the neighborhood.</p>	<p>1 yr min</p> <p>Long term rental only</p> <p>90 days</p> <p>no change to the current situation. There is no point in adding restrictions when the board is ineffective at enforcing the CCRs, RV rental agreements, etc.</p> <p>I regularly rent from Airbnb options. I practically use it for all personal travel, including weekend trips, so do not support imposing a limit.</p> <p>6 month rental</p>	<p>Short term rentals are not good for our community and would make oak hills less family friendly and safe for our community.</p> <p>yes, how many short term rentals are occurring in the neighborhood?</p> <p>Don't open the door even a crack or this whole thing will blow wide open and we'll never get the door closed again...for real.</p>

The Board should act quickly on this as there are already listings in Airbnb.

Short term rentals make a neighborhood disconnected with no real home ownership.

ETHis is a terrible idea

Need to make sure the loop holes are filled.

They do not belong in Oak Hills!

We have a longer term rental on Barkton Street but it seems to have 3 of the 5 rentals are new every couple months. It feels more like a short term rental with uber drivers 6x a day and unrecognizable people every couple months. How does the HOA prohibit this bending of the rules?

Don't impose additional rules on all homeowner's because of fear from other places who may not have, or may not enforce, CC&Rs.

I like knowing who belongs on my street. With the two young men who live here who are constantly being arrested for drug trafficking and speeding, I don't feel like I want anyone else on this street that I don't know.

I do not understand the answer choices for question 3. My answer is: I feel a short term vacation rental next door to my house would negatively affect my property value. That answer doesn't seem to be an option as I interpret the answer choices.

Our children are all gone up and on their own, half of our house is empty. It would be wonderful if we could put it to use. Neighborhoods don't fall apart as a result of allowing ADU's or short term rentals.

I don't necessarily like the idea of short term rentals, but I really don't like the idea that an organization thinks it has the right to tell someone what they can do with their property even more.

I am very much against, short term rentals.

Oak Hills Homeowner Association must have the power to intervene.

Never, never allow them in Oak Hills....period!

I only see the true Mid Century modern homes benefiting from short term rentals - and that can enhance interest and property values. If people want to stay here to get a feel then they might also want to buy here.

Totally against limiting. If property is zoned for it, OHHA shouldn't be interfering

If we allow them, please include that the home must be used as a primary residence by someone. Neighbors make this community what it is. I have NO problem with people wanting to make some extra money when they leave town, but I don't want to have investors coming in and snapping up houses with no intentions of them being a home. Again, regarding question #3, I think a short-term rental would negatively affect property values.

Not sure if this comment was included for #5 - I don't want to limit options too much as everyone's situation is different and it really depends on the situation. A 7 day minimum seems like a reasonable option, but perhaps other criteria recognizing that peoples needs vary

Please don't allow it! Again, plenty of other options in area.

There are moments in our lives when we each might find that we need to rent out our home instead of selling, hoping to be able to move back in at a more opportune time. I don't feel oak hills should be policing peoples homes but I also hope that the neighborhood doesn't become a short term rental area.

A bit more of an issue in Townhouses

Question 3 is missing the answer option for NO, negative impact.

We are really not for it at all...but believe CC&Rs should reflect specific regulations if approved

Until there's a serious problem to fix, no regulation is needed.

Suggest having Oak Hills HOA look at what regulations have been used in other communities with this issue (Bend, Newport, Lake Oswego as examples).

I would like to have more info on them - how they have worked out at other places - what are the details of the rentals, etc.

Don't sacrifice long term livability for short term gain!

No, but I do think the signs are rude and they are not necessary for legal reasons as I see in the newsletter

I'm strongly opposed to short term rentals in Oak Hills

Long term rentals are ok. Short term...no. There is absolutely no vetting of renters involved.

Focus on renter behavior, not length of stay.

With rising housing prices and property tax increases, income from short term rentals could help homeowners remain in their homes. My biggest concern is that without full time owners living in the homes, home and yard maintenance may not be maintained. Rather than renting the entire house, I would prefer that the owner be onsite and only rent out spare rooms.

I would be concerned about noise. Oftentimes people renting a house are on vacation and may want to party.

As long as properties are maintained, CCR's are being followed and/or fines being paid,

I see no problem with short or long term rentals.

Your survey design with regard to answer choices on length of short term rentals demonstrates your lack of impartiality. Existing CCR's address commercial activities. As Board members you have agreed to enforce existing CCR's, not change them to fulfill your personal agenda.

Why is there a need for people to rent out their homes in our neighborhood for a short-term? Do they intend to background check them? Would they be able to access the facilities such as the tennis courts, swimming pool, community center, etc? I am very uncomfortable with the idea of allowing short-term rentals.

I understand there are big problems with short term rentals in Terra Linda. Short term rentals are being turned into "party houses". There is no HOA to protect the homeowners. Our HOA should take their responsibilities seriously and protect the homeowners.

OHHA should mind its own business

Transient residents cannot add to our neighborhood quality.

Short term rentals should be prohibited.

detracts from building community

Don't allow

Do something if it's a problem, but I don't see any evidence that it's a problem

I don't see the big deal.

As long as the exterior of the home is maintained in accordance to the HOA rules, I see no issue.

Need to add comment options to EVERY question!

The more, the merrier. Why shouldn't people be invited to share the wonderful community we have developed? Why should I pay this much to have such a wonderful neighborhood & never let others experience it? If I wanted a gated community, I should have moved there.

If someone that is struggling financially needs to rent a room or house on a short term basis let them in lieu of having a home go into foreclosure which would have a greater impact on home values in my opinion.

Once again the board has lost my respect.

tenants can ruin a home in no time.

As a regular renter of Airbnb, I greatly appreciate the opportunities it's opened up for travelers looking for multiple rooms and kitchen access. I don't believe we should impose limits, but rather set clear guidelines that enable a home from continuing to rent if there are continuous issues. Limiting the short term rentals is trying to solve a problem that hasn't even occurred.

It's not that type of neighborhood. There are plenty of hotels around here if people need a place to stay in this area

PROJECTS

Projects NOT Necessary Comments

Reader board, bathrooms, lighting, solar panels,

Stage, tennis court bathroom, and the reader board should not be electronic

That damn rocket ship

Items 5;6;7;8

permanent bathrooms at tennis courts/ball fields.

Solar panels and bathrooms at tennis courts

Permanent bathrooms at the tennis courts/fields.

Flag pole at 153rd and Oak Hills Drive

4-8

If we have bathrooms at the tennis courts they will receive heavy use and possible homeless person use.

shade at pool and a stage at rec area

Solar panel gives an image of "we want to raise money" If a stage is present it takes up space 24/7 but won't be used often enough to justify a continuous presence that may impact other activities.

I don't understand what the "stage" at the pool/rec is for.

Maybe solar panels unless we really have. Very good use for them I need to know more about the end use

flag pole, stage area

Stage area

stage area

Flag pole and tennis potty

All of these

Flag pole
All of them. Repair, don't replace the sign. Install solar panels if they reduce bills. Improve lighting if its a problem.

Projects GENERAL Comments

Q: Do you have any comments or questions regarding future projects that you'd like to add?

More attractive barriers, posts and metal chains leading to green space. More garbage cans or doggie waste cans. Bigger reserve funds for future upkeep . Increase yearly dues to include pool ,gym ,tennis access instead of passes.

Hats off to Roland for a great job mowing.

Pay the loan off first.

Off leash dog area, since some home owners are becoming hostile about seeing well behaved dogs off leash

Play area on east side of neighborhood

Just thanks for asking

Wish we could add an outdoor clock in the pool area

The front area at 153rd and oak hills could be upgraded. Looks a little homemade. Maybe something in stone w a planter saying oak hills rec center. However I don't like the reader board. Maybe it could be closer to the turn around.

Covered RV storage to replace temporary portable structures currently in use. Flag pole or other feature at park area outside maint. bldg. Perhaps a large tree could be planted that eventually would allow for Christmas lights, manger scene? Update plantings to better screen maint. bldg. from view?

I feel the OH sign on Cornell Rd is ugly. It should be attractive and inviting... and not so huge that it's a beastly looking sign.

Fill dirt for ditch left in greenbelt behind Forestel Lp. from drainage pipe project

Farmer's market on Saturdays in summer

Repairs are preferable to replacement. Good stewardship is better than asking what else can we spend money on.

Widen all paved green space paths to 8 feet of asphalt. Replace all HOA owned sidewalks, and widen them to the limit allowed by county code.

Take care of greenbelt

What is the plan with Tree maintenance?
Improve the access path to greenbelt from west side of Forestel Loop - tree roots make it bumpy and can cause folks to trip

Take care of green belt poor drainage at area off forestel loop and 147th off Bonneville

Maintaining reserve for upkeeping what's already in place, before eliminating reserves for future projects...basically good planning is a must!

Yes. Side walk improvement. Removal of fruit trees around sidewalks. Paths at entry to green spaces taken care of and improved. Round about in front of school. Removal of fees for pool use when we have paid around 6 grand to put it in.

Are we getting rid of the plum trees?

solar panels--too many years of use to recover cost

Pottys by tennis courts

all-stop spending money for trivia

Electronic reader board.

Reader board, tennis court rest rooms, flag pole, solar panels

Reader board, stage, solar panels, permanent bathrooms at tennis ct

Literally all of them. There are far more useful projects that should be done.

Flagpole

I would like to know the ROI on energy savings for the solar panels

We have a flagpole! Don't need a stage.

Stage

I think updates the the walking paths in the green space are the most urgent item. drainage is the next most important issue.

Solar panels, permanent bathrooms at tennis courts

Solar Panels & Electronic Reader Board

A stage seems sort of silly

All that I rated with a 5, 6, 7 or 8

flying the flag is best left to individual neighbor decisions

Permanent bathroom

Bathrooms & lighting at tennis courts

number 4 thru 8

In terms of the play structure more is better. If we can get a better play structure for less than rocket we should. I know many would like to have a rocket to remember different times. However, a rocket is not only more expensive but is less kid friendly. The play surface expands vertically limiting social contact as kids become vertically stratified rather than horizontally where more kid to kid contact will be encouraged. Though initially I thought it was a cool idea the more I think of it the less I like it. Lets go modern and kid friendly.

Dugouts for baseball players.

Solar flashing cross walks at 153rd & Oak Hills, Tennis Crts. & Norwich

Also need more shade on walking paths behind Oak Hills school + the soccer fields. How about a student run coffee stand in the greenspace, raising funds for the school? Can the neighborhood negotiate a group rate for sidewalk replacements to encourage homeowners to fix them now? (+ optional driveway resurfacing) - all at a rate that is hard to turn down?

Seasonal snack bar at pool (reference NE Irvington pool). At minimum food and beverage vending machines.

Fix the walking paths and drainage in the green space at Oak Hills drive and Bonneville loop.

A lot of improvements have been made with the pool area. However, the tennis courts are in dismal shape for tennis players - surface is cracked, uneven, nets are not always specified height, courts are not regularly kept clean, activities other than tennis should not be on the courts.

Investigate options to make northpark more useable; ensure playground equipment remains safe and in good condition.

improvement to neighborhood announcement display at corner of rec center, for example, make it physically easier to post signs, have guidelines that make it easier to share the space. traffic speed control around people using neighborhood as short-cut.

Repair the sidewalks, pave around the benches

The 4th of July fireworks needs to be organized & run by professional event planners. It should no longer be done on a donation basis & should have an enforced entry fee for walk-ins & cars. No\$ no entry. This means additional security & professional organization. It has gotten way too big to be managed by us.

Please use the money wisely! Seems projects are started/completed then redone instead of good planning from the beginning!

Rake the greenways after mowing

The sign is highly overdue for replacement, it's outdated and looks terrible. I don't think it needs to be as expensive as we've been told before and I don't think it needs to be replaced with a replica sign. Let's keep the essence of our neighborhood but allow it to come into the current and future centuries.

More information on each would be helpful.

There is a real opportunity to re-brand the neighborhood with a mid-century logo and new sign at the main entrance that will increase demand and property values for the neighborhood

It would be nice to see more permanent volleyball net and area

The playground at the Rec Center is very dirty. It was last season too. Would it be possible to have that power washed once a year so that it remains clean? Thank you for considering this suggestion!

Picnic tables in greenspace.

I do not feel that non-donated funds should be used toward purchasing the rocket ship--one piece of equipment shouldn't cost more than 2 cars! There are more important needs in the community

stage area, flag pole, solar panels should have been installed during construction

All except maybe shade at the pool.

An electronic reader board feels out of place in a neighborhood like Oak Hills.

Permanent bathrooms at courts and fields, maintenance nightmare. Solar panels, what benefits come with the array? Costs of panels and what upgrade to roof upgrade costs should play into decision.

Stage, reader board, and solar panels

Electronic reader board and solar panels

Reader board and stage. And solar panels if they don't have an ROI.

Flag pole is totally unnecessary

Flagpole, electric sign

Stage, solar panels, bathrooms, flag pole

General Electric reading board

Sign at Cornell. Flag pole. Bathrooms at Tennis courts. These are wish list items and aren't necessary to the operations of the neighborhood and it's functioning as it should and bears no cost or time saving to the HOA.

Solar panels on gym

flagpole

Flagpole

Bathrooms at ball fields/tennis courts, stage at Rec Center

reader board, staging area, bathrooms at tennis courts, sign at entry is too expensive to replace

Electronic reader (please no), stage area (why?)

Electronic reader board. Would look like a 7-11. Permanent bathrooms also seem excessive and unnecessary, given that the portables fit that need.

Without more information about each item it's very difficult to determine the proper order or the necessity

Tennis court lighting

Where is the Rocket ship project status?

the RocketShip install on the playground. Where is that going exactly? And is there more than one entry/exit in the design? Because if not, you have one heck of a lawsuit with a bunch of kids climbing in a steel structure all trying to get in and out through the same spot! And btw- many kids have come to love the existing play structure so please don't tear it down - it's perfect for kids under 7!

Any permanent items put on the greenbelt should have input from homeowners affected ie: benches, picnic tables etc.

Rec center upgrade is a home run, and it isn't diminished by not having an electronic reader board or a stage. It has modern upgrades and amenities but some things are better kept retro, like the non-electronic reader board. Must everything be digital? Again, OH is unique in its retro flavor, and I think that would be diminished by adding the ubiquitous electronic reader board. Please no.

I would love to see the unwelcoming signs removed from throughout the green space. They a discouraging tone to those of us who are walking through there all the time, and I don't see an issue with welcomed guests walking through the area with us. It seems reasonable to simply inform any groups who unknowingly use the space as situations arise.

Repair play structure by Rec center

When are we getting our rocket play structure?

Automate the soccer field irrigation; Spray broad leaf weed killer across all greenbelt.

Solar panels affect the replacement of the roof. If we plan to install them the sooner the better to coordinate with the age of the roof.

Excessive use of funds for one recreational project after another rather than the upkeep of Oak Hills.

When I moved here, the entrance on 153rd was lined with lush, green grass and now the grass is to be watered and there are dead trees on the right that have not been removed. These things are the first thing you see when you enter our community and need to be addressed and corrected ASAP!

Love the survey

More chairs at swimming pool

You are making improvements on the greenbelt, which is much appreciated

The small room in the gym that has the fooseball table seems like it needs some care and improvement. Something about it just doesn't seem inviting enough.

A much wiser expenditure would be to develop a dog park area and to make Oak Hills a semi-gated community (overnight hours).

Lighting in rec center parking lot and along the parking lot sidewalk. Currently dark to the point of hazardous.

Permanent covered parking for RVs in the RV lot, rather than the tents.

RV lot automated gate and security

Great job, Board, at getting high value for money spent. Keep it up!

I wouldn't be in favor of any more expensive at this time...PERIOD

Stage at Rec Center.

Additional shade (use portable shade); stage (build portable step).

bathrooms at tennis courts

Electronic Reader Board
Flagpole

Electronic Reader Board

all items re rec center. survey should include option of 0 rather than 1-9. many resident don't approve of most of the options listed.

I believe the Tennis lighting improvements are not necessary. This would be a added feature that benefits very few and should not be paid by the general community and funded through an increase in the Tennis Court usage fee. Also, we do not need a permanent bathroom at the Tennis Courts. There are brand new bathrooms 2 minutes walk away.

The reader board at the Rec. Center!

Solar panels, monument at entrance

Bathrooms would be nice at the tennis courts but considering the expense of the other 2 bathrooms it seems a little overkill

All of them are unnecessary, but would be nice if the funds are available

Solar panels

Tennis courts are good, but seldom used

Bathrooms at the tennis courts/ball fields. RESIDENTS have access to the rec center and can use those restrooms - that is why they were built. Pay off our debt before we build anything more!

Permanent bathrooms at tennis courts would be very expensive to build and highly subject to vandalism. Flag pole only if part of reader board/plaque monument at Rec Center

The monument; also, how would the bathrooms be secured so avoid illegal activity taking place there? If they were secured, I would place the bathrooms at number 4

solar panels for rec center

electronic reader board? stage area permanent bathrooms...\$\$ too expensive

Stage area

Electronic reader board, permanent bathrooms at tennis courts.
If we will have an added charge for solar panels...no thanks we have enough expenses going on in this neighborhood.

Only the Oak Hills sign is necessary

Frankly the majority of them, we still are a community area, I'm not in favor of spending money on nice to haves v. needs (things falling apart). Stages, Solar panels, Electronic readerboards, additional bathrooms are unnecessary

Reader board and stage area

I'd like to see speed humps on some streets. I'd like to see a flag or lights on the crosswalk on 153rd. Many residents and guests use that area.

consider costs !!

Zero projects should be started until the gym doors have been secured. I know members of the board have spoken about how great it is that kids are in the gym all the time but not if they are breaking in. Would the board not have a problem with teenagers hopping the pool fence to swim?

yes, why isn't removing dead trees on the project list?

Hot tub at the pool would be lovely!

speed bumps along the main entrance and also Oak Hills Drive. Waterhouse neighborhood has them and they work well!

I would like to see the rocket ship I donated towards installed

Striping the tennis courts for pickle ball - even better build some pickle ball courts. The sport is gaining a ton of popularity with the young and old.

Tennis courts are in desperate needs of renovation. They are dangerous to play on with bubbles and hole and weeds. This could be an amazing community activity with tennis courts that are lite and potentially pickleball lines on the courts

More focus on common area safety. Many sidewalks have deteriorated. Many trees need to be replaced soon due to age/health.

It's hard to prioritize when you don't know the funding plan. I would place tennis courts higher on the list if they were open to all homeowners. I'd love to see improved tennis courts and a permanent bathroom, but it doesn't benefit enough people to spend everyone's dues on it.

I'd like to help fund the track/walking path at Oak Hills School -- which will be used for all homeowners. How about more amenities at the Community Garden? More bike-friendly features?

My whole feeling on this survey from the board is what can we do to spend some more money. Let things rest and take care of the must items for now and don't spend money for a while.

Before we begin future projects, the Board must insure that all common areas are well maintained. This includes repairing, replacing sidewalks, the Rec center is completely landscaped and play area projects completed, our historic entry sign is replaced with a replicated sign, trees are replaced when one is removed on common property.

Add a deck to the changing room/life guard station. What a waste to have not included it before. Take the rocket ship money and buy something awesome.

This survey failed to allow comment on proposed items. Many do not impact the quality of life for a significant number of owners therefore no money should be spent on them.

Time to quite spending money and build up reserves. I'd like Oak Hills to consider lease free dog park for residents only

Maybe make the lights inside the community room/gym motion sensor, so in case someone forgets to shut them off, they aren't blazing all night.

I think the building of a "Rocketship" playground structure should be abandoned. It's unnecessary, outdated, and a waste of money. It's also an insurance liability and an earthquake hazard.

Most seem like expensive "wish list" items but then I'm not entirely certain of the benefits of some of them

Better security to protect what we already have.

I hope the pool will stay open all year for lap swimmers

Improve neighborhood appearance with improved landscaping at entrances other than just 153rd; plus improved landscaping outside fences (i.e. along 143rd ave).

Automatic sprinklers on sports fields. Greener grass in main entry during summer.

I fully support solar panels throughout neighborhood

Solar Panels

Flag pole, stage

Electronic reader board

The last three items on the list
Solar. Flag pole. Stage.

Bathrooms, reader board, tennis court lights

Not sure if we need permanent bathrooms at the tennis court. Who is going to clean them?
flag pole, monument, pool shade (the umbrellas are great and are great for flexibility for those who like sun & shade)

All but 1,2,3,4

Solar panels and electronic reader board sign

solar panels at Rec, bathrooms at tennis courts,

I dont want a flag pole on 153 - that is a change to the original design to the neighborhood.

Electric signage and stage at pool, picnic area

Flag pole @ 153rd.
My 6, 7, and 8 choices.

Flag pole and Stage area

bathrooms at tennis courts - close enough to other rec facilities and likely very expensive

The reader board

electronic reader board, different entry sign then what we have

Bathrooms at tennis courts and solar panels at gym (people playing at gym get hot so little need for heat), entrance monument could be repaired as same age as my house and i wouldnt tear that down and monument is so well built, and we certainly dont need a stage unless it is an inexpensive raised platform.

Electric Reader

Reader board. Permanent bathrooms for tennis courts

Solar Panels
Pool shade;electronic reader board
Tennis Court Bathrooms

Bathrooms at the Tennis court
flag pole, electronic reader
All but the additional lighting
Probably permanent bathrooms at tennis courts
electronic reader board, just have an online schedule please

Yes. I would like to have options to pay for annual yard debris and pool fees with annual dues. This would be much more convenient.

I'm very pleased with the rebuilt rec center -- thanks to all who worked on the project.

Sidewalks that are under water in winter are unusable. Replace

just remove the ugly black and gold sign at 153rd and don't replace it
take down the signs that say visitors are unwelcome

Fix the swampy area in the green belt between NW 147th Place and NW Forestel Loop

Better lighting throughout the neighborhood would be on top of my list.

Painting the bare plywood walls

No Rocket Play construction

Please paint the upper plywood panels in the rec center and community room. It presents as being unfinished

I would like to see the playground project happen soon

Let's fix all of the broken things. if we don't have money to fix the broken things why is there even a discussion of a "rocket ship". What a waste of money. It was a clever idea to try to lock it in by tying it to the brick sale to make it a "moral obligation" to build the rocket ship but realistically very few people think this is needed at Oak Hills. Surprised you didn't ask a question about this. The answer would be very interesting.

Improved play structure, more benches around the playground area and fields, sidewalks in the neighborhood are in need or repair/replacement, replacing the street lights throughout the neighborhood to be uniform and LED

Frustration with the additional funding for the "rocketship" project. Seems like the original plan that was presented to the homeowners was to finance it with donations. Later it was decided to add additional funds to this project from our reserves. Is it true that there is a need for more funds from the reserves needed to finish this project. Our reserves would be better spent on necessary repairs.

Replace greenway badly deteriorating sidewalks

Consider future cost of maintenance for things like bathrooms, solar panels, etc. They are not needed and will be costly to maintain..

Prohibit residents from using street for long-term parking and get rid of invasive English Ivy.

surveys should be inserted in the Oracle for elderly residents who do not use the Internet and are unaware or not able to come to the Rec Center to pick up a printed copy.

Pathways in green space

I'd love to see one of the tennis courts converted to two pickle ball courts. Also, how about a disc golf course in the green space?

Flag pole needs installed

I would like to see pickle ball lines on the tennis courts and the tennis court lights fixed

It would be nice to have signage around the neighborhood reminding pet owners to pick up after their animals.
Thank you!

Fix the entrance sign at Cornell- restore to original height

Please mind that many of us are retired / have no children. Limited income + no kids = leave me out of all the growing expenses please.

The list of future projects looks like a way to waste money..

Traffic suppression tools to reduce cut thru traffic

signs (the unwelcming ones) and flag pole
Tennis court bathrooms, flag pole, reader board, solar panels

Electronic reader board/Permanent Bathrooms

Reader board, stage
Solar Panels
Electronic reader board

stage

Permanent bathrooms at tennis courts.

Reader board (is only for a select few. If they want it, they can pay for it)
Bathrooms at tennis courts

Items 3 through 8. Solar panes? Electronic Reader Board? More shade? Put up the flag pole and finally fix the lights at the tennis courts and then let's see how much more money we have left to spend.
Numbers three and below.

Permanent bathrooms at the tennis courts/fields, flag pole, stage area, electronic reader board
Stage at picnic area, permanent bathrooms in tennis courts
5,6,7,8
Flag pole and picnic deck
items 6,7,8
solar panels, reader board, tennis court bathrooms.
The electronic reader board is overkill. Skip it.
flag pole
Stage area, flag pole, tennis bathrooms (use rec ctr)
Tennis courts
Flag pole; entry sign - I like the period charm of the existing sign.

All of them. These are low priority nice to have items. Please stop spending money.
Reader board
permanent bathrooms, electronic reader board.
lighting for the tennis courts, stage area at picnic/pool area
The items I put in #6, #7 and #8
Flagpole?
Solar Panels, Immediate Tennis Court Improvements, Electronic reader board, Flag Plole, Stage area.
Stage, electric signs,, monument at entrance, solar
Extra bathrooms, entry sign
Bathrooms at the tennis courts

Forcing us to rank unnecessary projects shows just how ridiculous this survey is. flag pole, electronic reader board, tennis court improvements, stage area, entry sign, electronic reader board, pool shades, tennis court bathrooms
Stage at pool area, bathroom at tennis court/fields

Take care of the projects already started, I like a new gate for the RV lot that is easier to open
Electronic reader board, stage, bathrooms, flag pole, monument

PROJECT LIST (for reference)

1	2	3	4	5	6	7	8
General: Electronic reader board at Recreation Center	General: Flag pole at 153rd and Oak Hills Drive	General: Entry sign/monument at 153rd and Cornell	Rec Center: Install solar panels on roof of gym	Rec Center: stage area at picnic/pool deck area	Pool: shade at swimming pool	Tennis Courts: permanent bathrooms at tennis courts/ball fields	Tennis Courts: tennis court lighting/improvements