

CAC Newsletter and Survey Results – March 2020

Upcoming Meetings

CAC & Residents Meeting: The next meeting hosted by the Community Advisory Committee (“CAC”) and Fairway Villas residents will be Saturday, April 4 at 10:30am in the Clubhouse. Initial agenda will be:

- Review of the recent survey
- Update on financials and budget
- Community news, including the Ebert Metro District elections
- Open forum

Representative Coleman Forum: Rep. Coleman will be hosting another meeting with residents to discuss metropolitan district issues on Friday, March 6 at 5pm at the Town Center Recreation Center.

Rules Update:

The Town Center Metropolitan District (“TCMD”) board recently approved changes to the Rules and Regulations for use of the Clubhouse and the to-be-opened lodge. They are posted on the new Green Valley Ranch North website (www.gvrnorth.com) under Town Center Metro District documents. The CAC will soon post the revised rules on our website: www.fvcac.com.

Ebert Metropolitan District (“Ebert”) board meeting summary:

- Upcoming Elections: The Ebert board will be having an election for 4 of its 5 positions in early May. It will mail ballots to Green Valley Ranch North (“GVRN”) registered voters in April with voting completed by return mail. Eight residents of GVRN have registered to be on the ballot. When the CAC gets more information on candidates and their background information, it will

share that information with the community. A few GVRN residents are working toward organizing a town hall meeting for residents to meet the candidates. We will share more information when we receive it.

- Landscaping Committee: Ebert passed a resolution (identical to the one passed by the TCMD) to create a committee to review landscaping policy within GVRN and to work with the City/County of Denver to amend and coordinate its landscaping policies. Nine members will be on the committee, and it will include residents from all of the sub-districts in GVRN.
- TCMD Board Membership: TCMD is *considering* a plan to invite Ebert to appoint one of its members (who are essentially all GVRN residents) to sit on the TCMD board. *If approved and enacted*, this policy change would include the first non-Oakwood employee resident as a representative on its board.

CAC Survey Results:

The CAC recently sent residents a survey about a number of issues in order to get more input from the community. We used the program *Survey Monkey*, which the Clubhouse owns, and we had considerable help from the staff to get the survey out to the residents. We used the email list used by the staff; however, we know that many people (including 2 from the CAC) did not receive it. Nevertheless, 128 residents responded; for that we thank you.

Following is a summary of the results:

Questions 1-4: These questions were more curiosity questions related to clubhouse and activities usage:

- *Fitness Room*: 52% (66 responses) use it at least once per week; 15% (19) never use it.
- *Social Events*: 36% (46) attend most events; 26% (34) attend 5-10 events per year; 33% (43) attend 1-5 events per year; and 4% (5) never attend any events.
- *Clubs and Activities*: 55% (71) participate in at least one event per week; 35% (47) participate occasionally; and 9% (12) never attend clubs or activities.

- *Pool and Spa Usage:* 16% (20) use the pools 3 or more times per week; 30% (38) use the pools 3 or more times monthly; 31% (40) use them a couple times per year; and 23% (30) never use them.

Question 5—Attending Quarterly CAC Meetings: 28% (36) said they attend most meetings; 32% (41) said they attend 1-2 per year; and 40% (51) said they never attend.

Question 6—If you do not attend the Quarterly meetings, why not? 61 responses; significant answers included:

- 40%: Residents at the meetings are too argumentative and “complain” about the same issues from meeting to meeting; CAC needs to “better control” the meetings. (CAC comment: [We plan to discuss solutions to this problem at our April 4 meeting.](#))
- 15%: Timing conflicts
- Other: Spouse attends; not interested; new resident; not aware of meetings; cannot find enough handicapped parking; etc.

Question 7—Time Preference for Quarterly meetings:

- *Saturday Morning:* 30% (37) and 51% of those with a preference
- *Saturday Afternoon:* 18% (23) and 32% of those with a preference
- *Weekday Evening:* 10% (12) and 13% of those with a preference
- *No Preference:* 28% (35)
- *No Opinion:* 14% (18)

Question 8—Private Parties at the Lodge:

- *Yes:* 66%
- *No:* 20%
- *No Opinion:* 14%

Question 9—Change Bylaws for allowing email ballots:

- *Yes:* 81%

- *No*: 10%
- *No Opinion*: 9%

Question 10—Change Bylaws to conform election to actual practice:

- *Yes*: 50%
- *No*: 22%
- *No Opinion*: 28%

Question 11—Change Bylaws to fill vacancies through special elections:

- *Yes*: 52%
- *No*: 30%
- *No Opinion*: 18%

Question 12—Change Bylaws to allow CAC to fill vacancies:

- *Yes*: 44%
- *No*: 42%
- *No Opinion*: 14%

Question 13—Change Bylaws to require CAC to poll residents on capital expenditure requests:

- *Yes*: 85%
- *No*: 10%
- *No Opinion*: 5%

Question 14—Other suggested changes to the Bylaws (20 responses):

- Change the Rules (not in Bylaws) to allow temporary Facilities access for visiting adults without needing residents to accompany them (Babysitter Rule).
- More representation from Fairway Villas 2. (CAC: currently, 1 CAC member out of 5 owns property in FV2, and 2 (of 7) members of the

Finance subcommittee are FV2 members. Please note:
Representation is based on who volunteers to serve.)

- Work to get more residents involved in the election process.
- Other comments that were not related to the Bylaws.

Question 15—Capital Expenditure Priorities (Ranked in order of preference; priority points is a measure of how many residents voted for each item weighted by the priority (1-5) they placed on the items):

- *Long Term Reserves:* 355 priority points
- *Improving Acoustics in the Great Room:* 244 priority points
- *Engineering Study for lowering Background Noise:* 167 priority points
- *Replace Pool Doors with a Sliding Door System:* 140 priority points
- *New Chairs for the new tables:* 136 priority points
- *Refurbishing Cabinets and Shelves:* 129 priority points
- *Replacing the Windows in the Pool Doors:* 91 priority points
- *Mirrors in Multi-purpose Room:* 83 priority points
- *Replace the Pool Doors with Similar Doors:* 27 priority points

Question 16—Other Capital Expenditure Suggestions (28 responses):

- Several suggestions to improve the lighting in the Great Room.
- Several suggestions to make improvements to the patio.
- More garden plots. (CAC: TCMD is already considering this request.)
- A few requests for specific fitness equipment
- Several comments reinforcing items already in the survey.

Question 17: Combine FV 1 and FV 2:

- Yes: 56%
- No: 30%
- No Opinion: 14%

Question 18—CAC work with TCMD to Reduce Expenditures:

- Yes: 72%
- No: 15%
- No Opinion: 13%

Question 19—Other Issues (40 responses):

- Why no questions related to the Lodge? (CAC: Until Oakwood conveys the Lodge to FV, we do not know what changes will be needed.)
- Concerns about the viability of the budget without Oakwood supporting the need to reduce the multi-layers of management companies. (CAC: The current 2020 budget is within \$30,000 of being balanced and not needing Oakwood support. CAC and Finance are actively working with TCMD to bring the budget in balance this year.)
- Better communication of upcoming meetings and agendas. (CAC: Notices of meetings are in the staff's weekly updates; notices and agenda are included in monthly newsletters and are posted in the Clubhouse (and the Lodge after it opens.)
- More fitness classes; fewer fitness classes (make them virtual); have residents using the classes pay a small fee, etc.
- CAC does too much outside of what is in the Bylaws; CAC need to do more; CAC needs to communicate better, etc.
- A number of issues outside of CAC control or covered in previous questions.

CAC Priorities for 2020:

- Balanced Budget: The biggest focus of the CAC in 2020 is to ensure that the tax rate for supporting the facilities within Fairway Villas does not increase in 2021 or later. The CAC and the Finance Subcommittee are working with TCMD and others to reduce our costs without having to

increase residents' contributions for social events or fitness programs. We remain highly optimistic that we will succeed.

- Long Term Reserves: Once the budget is balanced, we will look for ways to fund the long term capital needs for replacing aging infrastructure and equipment. Town Center will contract for a new reserve study this spring, which study will separate needs for both the Clubhouse and the Lodge.
- Improving Communication: The survey and the recent primer on metropolitan districts were a start toward educating the community and getting their input on their issues. We have increased our meetings with residents and with those who consistently discuss their repetitive concerns at the Quarterly Communication Meetings in order to make those meetings less confrontational and more productive. We will continue our efforts in this area.

Lodge Update:

Oakwood is working on getting its Certificate of Occupancy from the City/County of Denver. Oakwood expects to announce an opening date by the end of March.

CAC Website: www.fvcac.com

Bill Schmidt, Chair; Sukie Kang, Recorder; Linda Parker; Al Morie; James Pierce