

Meadow Land Subdivision
Property Owners Association Interest Survey 8/17/2010
Complete and return by September 1, 2010 to
info@meadowlands-morgantown-wv.info

This questionnaire is intended to help determine the interest among neighborhood residents in the formation of the Meadow Land Property Owners Association Inc as defined in the Meadow Land Subdivision Covenants. The information collected will be used to assess the feasibility of starting an association to help maintain and improve our neighborhood as well as gauge the amount of volunteer participation that may be available in the future.

At this time, the primary goals of a Property Owners Association, if formed, would be to provide an organizational structure in which problems, issues, and suggestions can be addressed by residents of the neighborhood. Provide residents a unified voice and a liaison when raising concerns and needs of the neighborhood. Provide a point of organization in order to accomplish required maintenance, repairs and upgrades to the neighborhood common elements.

Summary of 38 surveys returned as of Sept 3, 2010.

1. Have you lived in an area governed by a Property Owners Association in the past?

Yes **28** No **10**

2. Have you served on the board of a Property Owners Association in the past?

Yes **36** No **2**

3. Would you be interested in finding out more information about forming a Property Owners Association within The Meadow Land Subdivision?

Yes **31** No **6** Unsure **1**

4. Do you think that the formation of an association could be beneficial to this neighborhood?

Yes **27** No **6** Maybe **3** Unsure **2**

5. Are you satisfied with the way that the Meadow Land Subdivision looks and operates now?

Yes **7** No **26** Maybe **1** Unsure **1** 3 out 5 **1**

6. If an association was formed, would you be interested in serving as an officer or board member?

Yes **7** No **23** Maybe **3** Unsure **2** Future **1**

7. If there were an annual fee required by the association that was used to pay maintenance, repair, upgrades and administration, what would you consider to be a reasonable amount?

dollars per year unless otherwise noted

- 100 2
- 200 8
- 200-300 2
- 200-400 1
- 250 2
- 250-500 1
- 65/qtr 260/yr 1
- 65-75/qtr 1
- 75/qtr 300/yr 1
- 300 1
- 300-400 2
- 350-600 1
- 30/mth 360/yr 1
- 500 4
- 50/mth 600/yr 1
- 600 3
- based upon # families

8. Please list any items that you would like to see addressed if an association were to be formed.

Group 1:

- Q8A
- The entrance
- Take better care of entrance.
- Streets (condition, curbs, drainage), signage (reflective), and snow removal (with follow-up clean up of stone chips)
- speed limits (typical mom)
- roads - upkeep
- roads
- Road repair Sylvan Circle
- Road maintenance & entry way repair
- Road drainage
- Road conditions - snow removal, removal of dirt and debris in spring, potholes
- road conditions
- road completed on Darrah Court
- road - upkeep and repair
- resurface streets, culverts, burms repaired
- Pot holes
- More street lights

- Maintenance of common areas (entrance, roads, etc)
- main entrance
- Infrastructure maintenance: catch basins, pot holes, finish coat on Darrah Court & Maple Court, front entrance, street signs missing/wrong/stop/speed, spring street cleaning
- improve drainage along streets
- gutter/drains
- Front entrance repair
- front entrance improvement
- Front entrance
- fix entrance
- Entry
- Entrance needs fixed
- Entrance condition
- entrance
- Curb & street repair
- Clean cinder/chips in very early spring.
- assessment of needed repairs
- Any comment would seem to be an endorsement of something that I am opposed to.
- All the water from Lemley St. goes down my driveway - road sloped away from drain system - floods my landscape - if heavy = basement

Group 2:

- Unified voice to approach Meadow Land Development Corp
- The road conditions
- Street signs need replaced
- Street repairs
- street parking
- speed limits
- Signage
- sign for Darrah Court
- safety in winter
- Roads
- Road repairs, upkeep, snow removal
- road repairs
- Repair of roads
- repair of physical elements of development (signage, entrance, etc)
- Previously damaged signs, entrance, etc
- posted/enforced speed limit
- Posted speed limits
- Maintain drop storm inlets and road repairs as needed.
- improve entrance to Meadowland
- front entrance structures

- Front entrance appearance
- Front Entrance
- Entrance Repair
- entrance redone
- drain repair & possible addition of new ones
- curb in front of my house broken by snow plows
- Appearance of entrance - broken blocks, culverts, stream overflow, open drainage pipes, mowing

Group 3:

- Winter road treatment, and cleaning of roads after winter.
- Stop signs, control of speeding
- speeding vehicles, particularly down Sylvan Drive
- snow removal & drain repair
- Snow and ice removal in winter
- Road Signage
- road repair & top coat on Maple Court
- Pot holes and drains need to be replaced/fixed to ensure safety
- Post snow gravel removal
- Parking area for parents during pickup/drop off of kids
- Organized approach for maintaining neighborhood yard waste area
- House appeal
- Home owner compliance with covenants
- grounds maintenance
- existing repairs needed to develop & landscape
- condition of front entrance
- clarification of Mr Shuman's obligations
- Cars parked at entrance waiting on buses
- better entrance - @ tyrone road
- barrier between road & rocky hill down to culvert/drainage
- Appearance and safety of entrance off Tyrine Road (bridge, culvert, catch basin)

Group 4:

- Neighborhood directory
- Different school bus pick-up spot, too congested and dangerous where it is now

Group 5:

- Snow removal that uses material to actually melt the ice All the water from Lemley St. goes down my driveway - road sloped away from drain system - floods my landscape - if heavy = basement

9. Please list any items that would make you hesitant to endorse the formation of an association.

Group 1:

- Unrealistic restrictions
- Too much authority with an association. Too many attempt to dictate to property owners the use of their property.
- The HOA fee, if it is too high
- The cost to do repairs immediately - Schuman should have some responsibility
- The association inheriting a lot of \$\$ costs that should be done by the current agreement.
- talking about grass, fences, upgrades
- Schuman still has commitments, for example, repair of storm drains, curbing and repaving that need fulfilled BEFORE it is turned over.
- Problems with getting everyone to pay their dues
- Overly expensive annual dues, ie over \$600
- none, really
- none
- none
- Money up front to do repairs
- Liability of association relative to accidents.
- Liability
- legal issues
- large fees
- Initial goals going much beyond an infrastructure focus.
- increasing HOA fees/dues
- If too many people wanted too many things done.
- If HOA annual cost = too expensive ... 400-500/y
- I do not think we should form a Home Owners Association until we are forced to. Why should we pay for repairs & snow removal/mowing when Schuman is doing it for us now. They are still selling lots & building homes. Let Schuman control until all are sold & built.
- High cost
- having to pay an annual fee > \$200
- getting everyone to be willing to pay
- fees
- Excessive home-owner dues and fees
- don't know - need some legal briefing
- costs
- cost too high
- cost
- Association fees could become too costly

Group 2:

- unnecessary control over home owner's rights
- Rules too restrictive by an association. Too many attempt to force conformity to raise property values.

- Potential, excessive personal time commitment devoted to the home-owners association (my plate is full)
- Overly restrictive regulations
- Money would not be available at the beginning.
- mandatory participation
- Loosing perspective on being a good neighbor to each other.
- lack of activity
- increasing restrictions
- Future expenses
- Formed associations tend to become dictatorships.
- Failure of developer to resolve current issues prior to association formation
- "excessive ""noisiness"" regarding property upkeep, infrastructure"
- Ensuring the board is fair & balanced in dealings w/ neighbors.
- dues or fees
- Don't want things to get too political or complicated. Can be conflict if people aren't happy.
- disputes between officers & between officers & non-officers
- Accountability for funds collected
- ability to enforce payment
- A decline in snow removal services that may result with a new contract

Group 3:

- unreasonable rules
- See no value to having association, it would cost more than it is worth.
- Meadow Land Development Corp just dumping the responsibility and liability of the development maintenance on the association without any foundation to build upon.
- Legal issues
- In general just the overall feel of the bylaws we adopt.
- Clear & documented communication path - lack of
- Capital improvements over and above those funded from regular association dues (due to lack of reserve funds.)
- Bad relations with Schuman, who may decide to to sell lots at entrance way if the HOA discussion is not approached carefully

Others:

- Too many view an association as a method of increasing property values, when it may have the opposite effect.
- Currently all maintenance is te responsibility of Shuman.
- Fear that an association will be combative with both Shuman and the property owners. Too combative may give Shuman the legal standing to avoid the terms of the covenants in regards to his responsibilities before turning the development over to an association.

- The cost of maintenance will, most likely be more than estimated. The risk is that the costs will escalate without the advantage of scale. (Shuman does manage other properties.)
- Without any community amenities, a homeowners association may affect the property values negatively.

10. Please share any additional thoughts here.

- Would it be in violation of the home-owners Association to perform road repairs in front of my house at my own expense?
- Wish list - community center/recreational area for use of residents
- Sweat equity can only go so far to keep the neighborhood looking good. It takes some finances to support certain projects (entrance appearance, minor pot holes, winter road materials when routine service is not available).
- street property limitations (ie everyone has to have the same mailbox)
- Residents need to conform to the original covenant established by the original owner
- "Put a (solar) spot light on the ""Meadow Lands"" sign and remove the on shrub covering it."
- Parents waiting with/for their children at subdivision entrance park on both sides and stand in road. This is BIG problem as traffic can go only 1 way and parents and children are standing in middle of 1 lane road! Very dangerous in winter when that hill is always icy. Parents need to park along 1 side and talk/stand in grass NOT in road for safety of themselves and children.
- Not having a HOA was one of the most attractive things that drew us to this neighborhood.
- My neighbor owns their house and 1 or 2 two additional lots behind my house that are undeveloped. In the event of the formation of an HOA they may decide to sell these lots for development, thus lowering the value of our home and putting us in an unpleasant situation.
- "My experience has been that Shuman is accommodating when a specific complaint is made, but not when the complaint is vague or subjective. ""Road not cleared 'good enough'"" doesn't let him know anything. He is a lawyer, give facts -- not opinions."
- I like to have a voice in my neighborhood.
- everyone should have a copy of the covenants of the Meadowland
- Association leadership needs to be widely accepted by homeowners & not self appointed
- "Association fees are (should be) based on # of property owners and cost of services for the area. Fees/dues need to be adequate to pay current bills and accrue reasonably to cover future repair & upkeep such as blacktopping. Taking a ""Poll"" and using that to determine fees is not prudent. It takes research and recommendations."

- Are several of the streets required to be paved by Shuman before they are turned over to property association. Ie. 2nd coat or top coat of asphalt
- "This survey is biased towards forming an association. Many questions need more than a ""yes"" or ""no"" answer without the bias."
- We have a terrific hidden treasure in our neighborhood. We should do what is reasonable to maintain or improve it. Yes it will improve overall property values, safety, and being good neighbors.
- Some of the questions asked are more pointed at finding someone to take over an association then what we desire.
- This survey seems to be trying to justify an action already decided on by a limited number of individuals. Many people are not going to your meetings because they feel that there is an effort to force a conclusion that they don't want.

Contact Information can be submitted separately if desired, but it is requested to keep you informed.

Street & House Number

anonymous	3
Darrah Avenue	7
Darrah Court	2
Laurel Court	1
Lemley Street	5
Maple Court	2
Meadowland Drive	0
Sylvan Circle	5
Sylvan Drive	12
View Court	1

Name of Property Owner(s)

Telephone #

Email address

How long have you lived in the Meadow Land Subdivision

YEARS	
< 1	2
1 – 5	9
> 5 – 10	8
> 10 – 15	9
> 15 – 20	8
> 20	2

This completed survey can be placed in the "Meadowlands Drop Box" at the corner of Sylvan Drive and Meadowland Drive or emailed to info@meadowlands-morgantown-wv.info for review. Results will be posted via email and at the website meadowlands-wv.info

morgantown-wv.info once compiled. Please complete by 9/1/2010.

Circle method you would like to receive the results:

Email **29** Website **1** Mailbox **6**

Was the 8/17/2010 informational meeting helpful to you?

Yes **28** No **1** No answer **9**

Comments:

- We thought Paul & Mike did an excellent job organizing the meeting and appreciate the work & research that they have done.
- Was unable to attend, but heard from others it was helpful & encouraging to them. Will attend next meeting.
- Was looking for reasons why we want to form association, only heard costs.
- unable to attend
- Thanks for taking a leadership role.
- Thank you
- Q7 - With this question, it seems that the decision has been made. You are just looking for a dollar amount to charge. This is very premature. Notes: 1. Why hasn't any numbers been presented on estimated costs? Lots of time to do a biased survey but no time to find out how much snow removal will be? The cost of paving? Any costs? If these have been discovered, why aren't they included? 2. I'm sorry, but to me this entire survey has been an effort to justify charging everyone in the development an undisclosed fee for advantage of a small group of individuals. 3. Didn't like the gravel in the road this spring -- shovel it off in front of your house, everyone else did.
- Q6 - I'd like to avoid it.
- Q5 - see comments. Q6 - Maybe, I would like to meet the people who are going to be involved. Q7 - see comments ... notes: We were out of town that week on the meeting. We attended a meeting at Brookhaven Fire Dept in the past.
- Q5 - NA only 1 month in Meadowlands, new to neighborhood. Q6 - not sure - need to know more! Good Meeting.
- Q4 - depends on how it functions 7 how much it costs. Q5 yes - aside from a couple of potholes.
- Q3 - If road maintenace becomes a problem. Esp.wintertime. ... Property owners need to meet on a regular basis to keep informed.
- Please let us know how we can help.
- It was nice to meet at that spot in neighborhood.
- Great job on the research and presentation of material.
- for 20 years have not had an association and neighborhood, during seasons, has been maintained.
- Fee - It would depend on how many families participate. ... Thanks to Paul and others who have given their time and effort to this project.

- did not attend
- couldn't attend
- Could not make the meeting, work schedule.

Interest in Neighborhood Picnic

Yes **2** No **about 50% in attendance of meeting said yes**