



MPMA/ARC Survey Report 2021

The Board of Directors and the Architectural Review Committee discussed several issues relating to the Villages of Garrison Creek over the past year or so and found that more input was needed in order to make decisions that will be acceptable to our membership. The idea of a survey was discussed for several months and the Board voted to fund the project in April 2021.

Board Members and ARC Members had the opportunity to make suggestions for the survey contents and cover letter. The motion in April, included funds for the survey to be printed and mailed with a pre-stamped return envelope. The Board President appointed four Board Members and ARC appointed one member to review the survey results and write the report.

On Wednesday, May 5th, 240 surveys were mailed to the homeowners of the VGC. Renters were not included in the mailing. Homeowners who have renters were asked to respond to some questions using the information from those renting the house (such as number of people, cars, and where they park). Returns could be anonymous, but most respondents chose to list their address and/or sign the survey.

157 surveys were returned - late submissions were accepted. This represents 64% of our membership. 46 members listed contact information for further input, though it's unclear if they left their information in the event we wanted to contact them for clarification of their remarks. There will be a follow up for those members. Approximately 80 members took the time to add extra comments and a few attached extra pages to include their thoughts.

Surveys Returned by Village

Village 1: 11 responses	Village 6: 24 responses	Village 9: 28 responses
Village 2: 16	Village 7: 17	Village 10: 9
Village 5: 16	Village 8: 21	

Note: 15 Surveys were returned without noting their Village or address.

Total returned -- 157 or 65% of our homeowners

The committee tallied the survey responses and read all the written comments. Using the data, the survey review summarizes the responses by category. It was the committee's goal to outline the members' opinions without bias or offering conclusions that could not be verified by the data.

The comments were grouped by subject matter although they were not so grouped on the form. All comments are included and are only edited for clarity. The original surveys returned are available for Board Members and the ARC Members to review. Those who left contact information will be contacted in the next few weeks. Otherwise, the surveys will be kept in our files for a short time and then shredded.

The Survey Results Report will be posted on our website www.villagesofgarrisoncreek.com and kept there for viewing on our Members' Only page.

Thank you to all of those who provided input from the Board of Directors and the Architectural Review Committee. A special thank you to the committee that facilitated the mailing and data collecting for this report: Denise Bartlow, Joyce Beecroft, Jeanne Joyal, Tom Emmerson, and Marie Evans.

Analysis of Data

There were 157 responses. This represents 65% of our membership, which gives us a sizable sampling of opinions to ascertain the overall beliefs of our members. Approximately half of all our members have lived here less than 10 years and we are predominately a neighborhood of 1 or 2 per household. However, the 15 members who responded for families were most apt to leave comments about dealing with extra vehicles. About half of the respondents took the time to add written comments on issues that were and were not addressed in the survey. There were positive and negative comments with good suggestions for improvements.

Overall Appearance

Only 8 people thought the overall appearance needs improvement. Most feel the common areas are well maintained, but a few think that we can do more to keep them looking better. Weeding, clearing out undergrowth, and new bark were mentioned as possible upgrades. Some have specific questions about dead branches in the trees and the need to constantly work with the common areas to maintain our standards. Additional streetlights were mentioned for safer walking in the evenings and mornings. A few people want us to address lawn issues of dead edges and brown spots. Someone also pointed out that some houses and fences needed repainting. Dogs and dog poop is always a topic that gets people concerned. Some members think bag and waste stations may be helpful. Some members feel we have too many rules and too many signs. Another wants to remind people of general path etiquette. Generally, the comments are positive regarding the maintenance of the common areas and the pathways. Several items that came up in the comments will be referred to ARC for follow up.

Roadway

Over 80% of those responding use our walking paths and walk along our roadways if not daily, at least occasionally. Generally, people feel safe walking our pathways and roads. While the comments seemed to say that people don't speed and they wanted fewer stop signs, the responses favor the "sometimes" choice when asked if people obey the speed limit and stop at the stop signs. Some people feel that speeding and stop sign running is not a problem, while some people feel that speeding and running through stop signs is a major problem. There were some specific suggestions to replace stop signs with yield signs or take out the stop signs altogether. A comment was made concerning our signage as being insufficient because they are not in plain view and too low to the ground. There were a few comments on blind spots that endanger walkers. There was appreciation at the steps that the Safety Committee has made removing some vision-blocking shrubs around the gazebo.

Parking

Because most of our homes have 1 or 2 residents, they have only 1 or 2 cars that fit into the existing garages. Parking was the original reason for the survey and the comments showed that our members want to express their opinion. It is obvious that those who have one or two cars that fit in their garage are content with the current regulations, while those with more than 2 vehicles, especially those with teenage drivers, are adamant that they should be able to use their driveway. No one commented in favor of the overflow parking lot and there was an overwhelming NO on paying for offsite parking. Several mentioned the safety factor of having teens parking in the overflow lot and walking home. Others mentioned the safety factor of having cars vandalized or of thefts in the overflow lot. People are protective of their own parking pads, but some neighbors

might be willing to work something out with their close neighbors. Paying for the use of a parking pad did not get much support.

It is obvious that people want to have visitors to be able to park without a problem. It is also obvious that people expect that those who use their driveways are using them for vehicles that are used often. There are some who are concerned about property values when there are cars in sight. While more agree that the presence of cars in the driveway may detract from the overall beauty of a neighborhood, 45% disagree or have no opinion. The numbers are reversed when asked if parking should be restricted in driveways. The majority want fewer restrictions, while only a third feel that parking should not be allowed in driveways. The alleys are a special problem in that some garage entryways do not allow a car to be parked outside without being a hazard. Most people feel that if your car fits in the driveway in the alley which is out of sight of the road, there should be no problem. There was a mention of overnight caregivers in some homes. A couple people mentioned the legal right of the Association to enforce parking restrictions.

Rentals

There seems to be a consensus that we don't want short term rentals in the Villages. As for long term rentals, most would like to keep the numbers down. Some people are concerned that they might be restricted with their own home. The "what ifs" lead people to wonder if we may go too far in restrictions so that those who already own a home cannot be flexible in how they make future decisions. The objection to rentals seems to center on some renters. There is a suggestion that renters should be required to sign a statement that they will comply with the covenants. Neighbors don't like when a home is not cared for as they would by an owner or neighbors who don't follow the rules for parking, noise or visitors.

Miscellaneous

Some issues came up in the comments that were not addressed in the survey. Some were individual issues that will be referred to ARC or Common Area Volunteers. Some will be referred to the Safety or the Social Committee. The Board is cautioned to make sure that all rules are legal and covered in the covenants. An issue that came up several times was the need for locked mailboxes in those Villages that don't have them. One person said we need "less opinionated do-gooders!". Those who were critical of current issues facing the MPMA Board were outnumbered by the people who were not only grateful for being asked for their input, but complimentary of the way the Villages were being maintained. It is obvious that our members like that the Board and ARC are soliciting their input into decision making.

Tally

I have owned a home in the Villages for

Choices:	Less than 5 years	5-10 years	More than 10 years
Responses:	73	42	42

The number of people living in my home is

Choices:	1	2	3	4 or more
Responses:	70	71	9	6

The overall appearance of the Villages of Garrison Creek is

Choices:	Excellent	Very Good	Needs Improvement	Not Attractive
Responses:	51	98	8	0

The common areas are

Choices:	Well Maintained	Okay	Needs Improvement	Not Attractive
Responses:	102	37	11	1

I use the walking trails

Choices:	Almost Daily	At least once a week	Occasionally	Seldom or Never
Responses:	80	25	28	24

I walk along the roadways

Choices:	Almost Daily	At least once a week	Occasionally	Seldom or Never
Responses:	70	28	30	28

I feel safe walking the paths

Choices:	Yes	Generally	No
Responses:	119	29	1

I feel safe walking on the roadway

Choices:	Yes	Generally	No
Responses:	97	44	6

Too much traffic is a problem in the Villages

Choices:	Definitely	Sometimes	Never
Responses:	8	75	70

Cars generally follow the speed limit of 15 mph

Choices:	Definitely	Sometimes	Never
Responses:	42	109	4

Drivers generally honor stop signs within the Villages

Choices:	Definitely	Sometimes	Never
Responses:	57	95	3

Your garage(s) can accommodate how many vehicles?

Choices:	1	2	3	4
Responses:	8	131	7	0

How many vehicles are currently owned by residents of your house?

Choices:	1	2	3 or more
Responses:	87	54	13

Do you own a vehicle that does not fit into your garage because of its size?

Choices:	Yes	No	
Responses:	11	146	

Do you regularly park a vehicle outside of your garage?

Choices:	No	Yes, in my driveway	Yes, on street near my house	Yes, on a College Place street outside of the Villages
Responses:	129	17	3	1

Choices:	Yes, in the overflow lot off Garrison Village Way
Responses:	6

Is your driveway visible from the road that is on the front side of your house?

Choices:	Yes	No	Not sure
Responses:	104	51	1

Do you have an extra concrete parking pad on your property?

Choices:	Yes	No	
Responses:	30	126	

If you have an extra concrete parking pad on your property, do you use it regularly for your own vehicle?

Choices:	Yes	No	Not applicable
Responses:	11	36	101

If you have an extra concrete parking pad on your property, would you be willing to allow a neighbor to use it?

Choices:	Yes	Yes, for a fee	No	Not applicable
Responses:	9	3	36	100

If a concrete parking pad were available near your property, would you be willing to pay a fee to use it regularly?

Choices:	Yes	No	Not applicable
Responses:	13	68	56

The neighborhood looks more attractive without vehicles parked in a front-facing driveway.

Choices:	Agree	Disagree	No opinion
Responses:	85	39	32

The neighborhood is safer without vehicles parked outside overnight.

Choices:	Yes	No	No opinion
Responses:	84	34	38

The presence of vehicles in a driveway does not detract from the overall look of the neighborhood.

Choices:	Agree	Disagree	No opinion
Responses:	63	66	25

Vehicles should be restricted from parking overnight outside of the garage anywhere on the homeowner's property. (Parking is prohibited on the road overnight for safety.)

Choices:	Yes	No	No opinion
Responses:	51	82	23

Vehicles should be allowed to park overnight on the homeowner's driveway or parking pad.

Choices:	Yes	No	No opinion
Responses:	97	37	19

Vehicles should be allowed to park overnight in an area not visible from the road in front of the house (i.e. driveway behind homes, hidden parking pads).

Choices:	Yes	No	No opinion
Responses:	94	17	38

Would you be willing to pay a fee to use a privately built parking lot near the Villages?

Choices:	Yes	No	No opinion
Responses:	22	103	26

We should do what we can to limit the number of homes in the Villages that are rentals

Choices:	Yes	Not sure	No
Responses:	79	43	34

We should do what we can to prohibit short-term vacation rentals in the Villages

Choices:	Yes	No	No opinion
Responses:	110	23	23

Comments

These are taken from the written comments. We did correct spelling and some grammar. When it was just one or a couple of words, we referenced which area where they were commenting. We apologize if your comments or full-page additions are not exactly as you sent them as we went through scanning, copying, formatting, converting, and other techniques to get this as a complete report in one file.

Approximately half, or around 80 people, took the time to add comments. In addition, we have extra pages with extended comments.

Roadway

- Re safety on paths: Side streets – yes; GVW sidewalk – yes; GVW roadway – no.
- Re safety on roads: Side streets speed limit – yes; Garrison VW - no, too low.
- Get rid of the unnecessary stop signs; put in yield signs where possible.
- Phase X dramatically restricts traffic to and from Highlands.
- Stop signs should be changed to yield signs, which most people do if you follow common sense right of way.
- It would be very helpful to have a one-way directional sign where the garage alley part of Whimbrel exits between Dick Cook's and my homes. We have had several close calls with autos/trucks driving the wrong direction. The one-way sign at Mark and Laura Minne's home needs to be viewable from both sides or maybe larger.
- Please increase speed limit on Garrison Creek Way. It is too low. It impedes my ability to get to my house. It should be similar to standard speed limit on a similarly used collector road in College Place. It should not be set so low as to discourage "outside people" from driving through that also adversely affects residents.
- Definitely speed limit not being followed.
- Change all stop signs to yields.
- Replace SE Parkside Place asphalt. The rocks in street are a hazard and when blown into driveways by landscapers, the rocks breakdown the exposed aggregate driveways.
- I talked to a CP Police officer (a Lieutenant, I believe) one day when he was parked in a patrol car in the field north of the clock tower. I asked if it would be possible to swap the stop sign for a yield sign where GVW enters the clock tower circle westbound. He said that stop sign doesn't belong to the city's so the villages could change it if they like. A yield sign would seem more appropriate given state law.
- Also thank you for removing the pedestrian safety hazard inside the gazebo circle consisting of dense shrubs along the walking trail to the south. I had long worried about that but didn't say anything to anyone about it, so thanks for keeping me from blaming myself for an injury or death.
- Need to crack down on speed and running stop signs by cars. Seems Creekside and Swainson Ln. intersection is a problem.

Overall Appearance

- At the west entrance the large trees should be removed. Large roots are running under the fence and under my concrete floor. This can cause great damage. The same location is dangerous as volunteers work on the entrance and stand in the roadway. There are times they have almost hit kids.
- Quality of the landscape work, especially in Phase 6.

Overall Appearance (contd.)

- Look into putting more streetlights in the Villages for more nighttime safety for people walking and general safety for any activity happenings.
- I have 3 steps up to my house and a senior with visitors & family with mobility how do I get a handrail installed? I noticed that other villages homes have them.
- Replacing decorative bark around front hasn't been done for years.
- Signage overdone in Villages. Too may "dos and don'ts". We, as mostly adults, we know the rules. To me that is a lot of visual clutter in the nicely landscaped areas.
- Would like to see better landscaping and better street maintenance during snow season.
- Too many weeds in Village maintained areas (front of homes)
- The walking trail on the stream side is becoming overgrown by trees and bushes so walkers can't enjoy the stream.
- Address the big weed field along GVW between Hawk Hill and the gazebo area toward Larch. Landowners should be required to mow the weeds more than 2x year. At least a narrow section next to the sidewalk appears to have been sprayed early in the season. Fence around homes bordering Lions Park is in dire need of repair and painting. Those regulations are not consistently enforced.
- Consideration on décor/structures in yards front and back. My concern has never been dealt with next door.
- Trees along GVW have many dead branches that represents a hazard to residents and pedestrians. (Windstorm 5/7 almost hit a car with a 50'x8' section as an example)
- Excessive clutter on front porches, (i.e., 735 Heron) – No student housing (attracts motorcycles and extra vehicles) – address clutter along creek and patios that are visible to adjoining residences and common areas – trimmings left on pathways and common area should be picked up in a more timely manner.
- I would like the land between areas to be better maintained. The ground cover needs to be weeded and renew bark needs to be provided. Thank you.
- Pond upkeep. Big pond grungy. Maybe ask for volunteers. Small pond needs something; it looks unfinished. We do a pretty good job with upkeep and not having out of character landscaping or structures. Please stay vigilant and enforce our standards.
- Keep common areas well-maintained.
- Continue to encourage neighbors and guests to be respectful of privately maintained trails and common areas. Pick up poop, no bikes, skateboards, etc.
- Please include use of leashes for dogs, even in common areas. We are in the city not the country.
- The big drawing point to moving into the villages is the beauty, parklike and relaxing appearance. When we move in, we know there are covenants and regulations which keep it looking and staying this way! If people don't want to abide by the rules, they shouldn't buy here and then complain or do what they want without consequences!!
- The guidelines and restrictions should be enforced. If complainers are allowed to do their own thing, our neighborhood will become tacky and junky looking.
- There are homes that need painting desperately. In particular, the green house next to the phase 9 vacant lot that is full of overgrown weeds on the hillside. I am very happy to notice trees being planted and watering for them a plan for this vacant lot would be great! Otherwise, I enjoy all the trails and landscaping efforts that go into maintaining and managing the villages of Garrison Creek. 😊

Overall Appearance (contd.)

- And why aren't you doing a survey on our common areas and how they aren't being maintained?
- Perhaps removing lower branches of huge evergreens on turn about by gazebo. This would allow both drivers and pedestrians to see traffic.
- Remove or cut back all landscaping when trail exits meet the roads. Too many blind spots.
- Consider installing pet station with bags and disposal of waste.
- I would recommend putting some doggie poop stations with bags and trash cans along the pathways.
- Along the creek there is a lot of dandelions. Please have the removed and grass planted.
- Dead grass on lawn edges and large spots (too many dogs doing their business?)

Parking

- There are more families with multiple vehicles, and I do not feel safe having my teenage daughter having to park her vehicle in the overflow lot. She gets home many times after it is dark from school/practice. One of our family members would have to park and walk to almost the other side of the villages. We have an alley facing the driveway and do not feel that hinders any driveway and do not feel that hinders any aesthetics in the neighborhood. The neighborhood once housed older couples with only 1 or 2 cars the most. That is no longer the case. More families and multiple vehicles are moving in we should be allowed to park vehicles in our own driveway.
- What power does VGC board have to enforce illegal parking?
- If resident driveway parking is allowed, I would recommend that it be limited to one working car that is being regularly used. This would eliminate the potential for parking of junk cars, etc.
- Please allow for parking in the current area as long as vehicles are used and not just stored there.
- My parents, Thor & Jean Bakland 92 and 93 years old have nightie care – 10:00-7:00 a.m. and need their caregiver to park in their driveway at night. In general, I am very happy with how our Villages looks in its entirety. I appreciate the care and time of our board members especially those willing to donate their time to the maintenance of it.
- I feel we should be allowed to park in or out our driveway day or night. If we have family visiting, they should be allowed to park in our driveway not on the street. If someone is abusing this privilege they should be contacted. We should not have to pay for a parking pad. Arrange for parking before visiting.
- Would the board consider making available a printable parking pass for short-term visitors? Would the board consider offering a long-term visitor pass for a fee? With a printable pass? (longer than a week.)
- Definitely the parking situation. I would like to park in my driveway! Garage is very small. My car is too big for the garage. We don't have a parking pad.
- Permits for overnight guests is unnecessary. It isn't like RVs or semi are out there. The overnight guest parking, even on street is too restrictive. And roads are wide enough for emergency vehicles if cars are parked on one side. I have witnessed that firsthand.
- Even though I do think the look of the villages is improved by having vehicles inside garages, I support flexibility for owners with more vehicles than garages. Vehicles that don't fit, etc. I support some vehicles allowed in front or rear driveways overnight.
- Safety is key issue – residents must have reason for not parking in their garage in the evening hours. If possible, we must stop using the temporary overflow lot owned by Botimer/Fisher. Alley parking should be permitted where space permits.

Parking (contd.)

- For appearance's sake, a large concrete parking pad would not look any nicer than a driveway. It's just not attractive. Why would anyone want to pay extra for something they already own at their house? It doesn't make practical sense. Too many windows being broken in the extra lot. Especially when you have to use your own insurance to pay for damage. The world has changed a lot and we need to be able to keep our vehicles close to home for safety. A home with a vehicle is a deterrent to theft.
- We have 3 cars and 2 garages. Our daughter is driving but the only time we have a car outside it's at the end of the day. We try to park it as close as we can to the garage door and on the right side that way it's not seen from the road. And we asked our neighbors if they were ok with it. It won't be forever. In the next few years, we won't have any kids living at home. Thank you.
- Build solar panel covered parking.
- What about guest parking? Provision for guests?
- Just let cars park in driveways – if drivable, no Junkers.
- As many of us are parents and have teenagers driving, parking is needed beyond available garage space. Having a teenager parking away from the home is a security issue for the child if having to walk in the dark to a home.
- Vehicles parked in driveway detract from the beauty of our villages. We pay a considerable amount of money to live in this beautiful setting. When people move here, they know the rules. Garages are not meant for storage. Storage facilities can be rented. Vehicles belong in garages.
- Visitors should be allowed to park in driveways as currently allowed for short periods of time. If someone is having garage door issues they should be allowed to park in driveway while it is being repaired. I do not want an increase in dues to pay for privately build parking lot but would be willing to pay a fee if I needed to use the lot.
- Vehicles parked on street is also a negative factor to selling price. I have lived in areas where cars, campers and RVs parked on street or driveway is a big eyesore. A clean looking complex is part of why many of us live here.
- I don't like the idea of overnight parking in the driveway or streets. It would ruin the appearance of our village. A guest parking now and then for a night or two would be ok, but I don't think we need to see vehicles in the driveways continuously.
- Parking in alleys overnight be prohibited.
- A lot of this survey was about parking which generally is not a problem in our neighborhood but may bothersome. We have a small travel trailer which we would like to park close to our house on evening and night very rarely to load. We have had neighbors do the same. Generally, this should not be over regulated. In other words, if it's gone before someone complains, it's okay.
- No parking in our neighborhoods is what makes the villages special and tidy. Let's continue with that plan. 😊
- I want to reiterate that I like the rule of cars not parking in driveways overnight. Owner cars, I'm okay with occasional visitors but not long term.
- Parking on a parking pad for a limited number of days, as with visitors. For residents, my answer is no.
- Alley parking is becoming a bigger and bigger problem in my alley.
- Two or three nights of street parking for visitors would be ok with me.
- Hold to our current standards. Make reasonable exceptions when circumstances warrant. Seriously consider making a privately built parking lot for overflow car storage.

Parking (contd.)

- Parking could be more flexible depending on a short-term situation, company visiting, etc. no long-term parking in driveway. No cars up on jacks, broke down, etc.
- For visiting guests, we used to have an overnight permit document.
- Although my neighbors and I share our extra parking pads occasionally, I don't want to rent it to someone on a regular basis. Oil leaks might occur and access to my faucet and back yard would be blocked.
- Residents shouldn't use their garages as storage units so there is no room for vehicles. I don't mind cars being parked in driveways. 1 per garage driveway space. However, when the driveway looks like a used car lot, that is too much.
- Some vehicles that park overnight in the alley that stick out into the alley.
- On a general basis the neighborhood looks more attractive without vehicles, but exceptions should be made for guests.
- Much safer to have a car in driveway than in spare lot.
- Hidden parking pads would be more hard surface and not environmentally good. Natural landscape is better than an occasional car.
- Re concrete parking pad available: Absolutely not. Come on, you really want to collect fees and monitor which cars are allowed in certain places?
- Pahlisch Homes were allowed to build in our neighborhood with them being able to set their own rules, and they have set that parking in the driveway is allowed. Note that the parking on the street and in the overflow, parking is dangerous, and I will never use. Parking in your own driveway is off the street and close to our front door. Note that there is safe parking.
- My car is being sold soon and thanks for your ticket without knowing the circumstances.
- Yes, I would be willing to let close neighbors use our extra concrete parking pad, but not randomly for any unmet neighbors.
- I would like to see the villages move toward eliminating the parking lot or moving it out of sight of all the Villages homes. I feel misled and lied to by the HOA guidelines that were presented to us before we purchased our home. These described it as temporary parking, such as when a visitor was in town or the neighborhood. However, there are regularly 15+ cars and large trucks parked there. Our view from our home and patio is of an eyesore parking lot. My advocacy would be to eliminate this parking lot permanently and encourage people to find parking off site if they need it.
- I think if someone has a guest visiting, they shouldn't need a permit for that person to park in the owner's driveway (no longer than a few days).
- For overnight parking allow guests for parking without permit for 3-5 days. For extended parking allow on a case by case decision.
- Driveways are owned by homeowners, not the Association!
- Exemptions for guests, remodel, etc., just moving in

Rentals

- Would like to understand covenants around rentals of VRBO in the Villages.
- Limit the number of rentals in area and our end of the alley. We have 5 rentals in our area of 13 houses.

Rentals (contd.)

- If you have to move & your house doesn't sell, you should have the option to rent. Other situations. You have to be gone for a year. You should be able to return to your home.
- The house to the west of me is a rental and the front yard is not kept up. Often there is garbage at the front door.
- Say no to short term rentals – short term rentals would disrupt the quiet nature of our village. As renters may not care about the overall quality and peacefulness of our village.
- The sale of rentals is on the increase and in a short time will affect the quality of life which is the reason people live here. As a result, property values will be affected. We need to address this problem with quotas NOW!
- Renters should be made to follow all the rules by agreeing and signing a renter's agreement supplied by the person or persons renting the property.
- Lots of problems with the VRBO next to us. (Nuthatch)
- In a reasonable level we can limit rentals. Too strict and you hurt the value of the homes. Long term rentals are not detrimental.
- Re: short term rentals: best done as City/County if possible

Misc.

- I feel that in general the villages is inhabited by junior high school monitors. A bunch of tattle tails. We need less opinionated do-gooders.
- Need to consider property value and quality of life. Need to upgrade the mailboxes to locking boxes to discourage theft in the community.
- I would like HOA dues to be reviewed. I have a very small front yard and my back yard is maintained by me. Yet I pay \$303 month in dues- excessive. I live alone and would like to know how much water I use. Not Much. My front yard is very dry in several places. I have called Smith Bros several times and no response.
- The board needs to ensure they are functioning and conducting business fully aligned with the membership approved CCRs.
- Thanks for all you do! I love it here.
- Loosen restrictions regarding paint colors on the exterior of our homes. Allow a few more options.
- HOA fees are too high. I feel that the fees benefit some more than others. The fee has increased 3x since mom and dad moved. Still wondering what happened to coffee shop, etc. that was to be included in the community.
- Thank you for offering this survey!
- Do Not Raise the Dues for HOA. In fact, you need to lower them!!
- Different rules for different folks – Heron house!
- How do we get locking mailboxes?
- Festivities & decorations at Gazebo during Xmas holidays.
- We have recently moved to this area and are very pleased, comfortable and delighted to be here.
- The Board of Directors should try to identify and ignore ideas about the Villages that they discover are part of some hidden agenda that has nothing to do with the issues described in the survey.

Misc. (contd.)

- Monies need to be utilized for ALL phases and common areas equally. Please maintain the hillside below Phase 10.
- Very few of the villages have organized groups discussion of dissolving the different villages and having just one. There would be some advantages and worth considering.
- Please don't run sprinklers on the creek walkway during the day. Why not @ 5:00 a.m.
- I had a couple of my shrubs die last winter and I have plans to replace them.
- The ARC should provide more detail when asking for changes to homeowner properties. For example, it would be helpful for the ARC to provide a list of approved fence stains instead of saying that the stain colors must be approved. The ARC should allow for more time to make the desired changes. Three months is not sufficient.
- Noise is a problem and smoke from cigarettes, cigars, etc. the village should also be fenced and gated.
- Thank you for all the work you do! It is appreciated!
- Consider the situation and involve the homeowners in a decision to solve the issue.
- Cameras at both entrances w/DVR would be a great option to prevent crime. With no vehicles being parked in front of houses it appears like no one's home.
- Mark the trail crossing on the street to make sure people are aware.
- Feel strongly that the BOD and ARC have done well and fair in this regard. Thank you.
- Trying to run couple businesses from our home. We desperately need high speed fiber line connection. The cable from Pocketnet is on Larch. We could power Villages with internet/fast/in/zero UN-GODLIKE TV SHOWS.
- Be reasonable and also think long term. Responsible respectful owners should be allowed freedom to use their homes as they would in a non-HOA community. HOA's are in place to protect from irresponsible or disrespectful usage. This is the exception. Most residents take pride in ownership and should NOT be over governed.
- Why do I pay so much for so little? Sorry about complaints but retired and I watch the money go by.
- Thank you for the opportunity to comment.
- Thank you. This is a beautiful community to live in.
- I appreciate all the hard work by the Board members and the Volunteers!

Michele and Rich Wollert
PO Box 519
College Place, WA 99324

May 7, 2021

TO: Villages of Garrison Creek Board of Directors
Architectural Review Committee

Thanks for giving the MPMA homeowners the opportunity to respond to the survey.

We all need to work together to protect, preserve, and enhance the Villages of Garrison Creek's assets and property values, and honoring the Land Use Standards and governing documents is a good way to do that. It is very difficult to get full compliance, but everyone who bought a home here should understand what their roles and responsibilities are.

It has been frustrating to see these standards gradually relax over time in the Villages. I attribute this in part to "rule fatigue" over Covid-19 restrictions. I worry very much that they will continue to relax to the point that not much will be enforceable because so many of us are ignoring the agreed-upon community rules without consequence.

Rich and I prefer the LUS as they are today but realize some may be problematic legally. If any changes to the current LUSs are made, I encourage the Board and ARC to take extra care to ensure the following:

- 1. Limit the legal liability we all share as homeowners to make sure any rules proposed for adoption do not violate state or Federal law.** For example, even though I prefer keeping cars off the driveway overnight, is it legal to limit what a property owner can do with their own driveway? Are we honoring ADA law consistently by relaxing parking rules to those who are disabled? Can an HOA restrict or prohibit long-term and/or short-term rentals? Is there a way to adopt rental restrictions that would reduce legal challenges?
- 2. Safety first:** Emergency vehicles must be able to have full access to our narrow roads. Many homeowners here do not understand why we ask them to park on one side of the street only during the day and prohibit parking at night. If an ambulance cannot make it through because clear passage is blocked and cannot get to a resident in medical crisis and that resident dies as a result of the extended response time; who could be held liable? The person parked incorrectly? The Board? The MPMA?
- 3. Make sure, whatever rules are adopted, that they are enforced equally, not selectively, and in a timely manner.** The longer people have been able to violate the established unchecked, the less chance we will ever have that they will comply. No one moved here to police their neighbors, so this is the most challenging thing we face. It is why I advocate for a professional property management company in the

future. It's worth the extra money to me. None of us are licensed or trained in this specialized practice of property management and we assume great personal and financial risk when we take on this role as a volunteer.

4. **Build and protect the collaborative relationships we need to keep the Villages beautiful and safe.** This is our most powerful asset: the friendships we make here. People tend to want to help more when they know and care for each other.

5. **Make sure we always follow the required public process when making decisions.** This survey is a good example of how to elicit homeowner participation. I also like the Zoom meetings because more people can participate. Perhaps adding an evening Board meeting every so often will allow those who work during the day to participate, too.

Thanks for the opportunity to give feedback.



Comments to Survey Questions:

Cars generally follow the speed limit of 15 mph

In my experience both as a driver and as a pedestrian, many drivers do not follow the speed limit of 15 mph. I see this most often along Garrison Village Way in the long stretch between speed bumps, as well as around the gazebo circle and on out toward Larch. I have also seen and experienced it along portions of Creekside when walking in the area. I think this is generally due to the fact that most signage in the Villages are low to the ground and brown, which makes them blend into the background instead of being seen. Also, we are sandwiched between Larch with a speed limit of 30 and Myra with a speed limit of 35 . . . I think much more obvious, "in your face" speed limit signage at may be needed.

Drivers generally honor stop signs within the Villages

Again, in my experience, I do not find that this is true. More often than not, when I am out on walks, I see drivers ignoring the stop signs at the clock tower circle, especially when coming from Myra into the Villages, and the stop sign on Whimbrel Loop is almost universally ignored except when a car is actively in the circle. Another issue is the stop signs at Creekside. I was walking on the sidewalks and wanted to cross the street, but hesitated because a car coming in from Larch was going a bit fast and was not slowing when it approached Creekside. Rather than stopping the driver simply, made a left turn at that intersection. After I crossed the street, I pointed out to the driver that there had been a stop sign there and her response was "Well, I live right here on Creekside. That should never excuse blowing through an intersection with stop signs. I have on seen drivers slow but go on through if there are no other cars. Admittedly, this is not done only in the Villages, but is something I see often in other neighborhoods on a frequent basis.

As I mentioned above the signage is generally low to the ground and brown making them less likely to be seen. They may see "Villages" but are less likely to see that these are private roads and don't see that the speed limit is 15 mph. In other places where I have lived or traveled the signage at the entrances to areas like the Villages is much more obvious and clear to those approaching them. The speed limit signage in those areas are the same as used on city streets and highways. It's white with black lettering. Sometimes subtle is not the right format.

Regarding the multiple questions about where to park vehicles, I have mixed feelings. I personally prefer to park my car inside my garage because in the summer, my car isn't blazing hot when I get in, and in the -winter I don't have to scrape-my window or remove frost and snow. That is, after all, how-a garage is meant to be used. Having grown up in an area where carports were more common than garages, I also feel that a total absence of vehicles makes a neighborhood look sterile and like no one lives there, which to me is not very inviting. On occasion, I like to do projects that are easier to handle if I can work in my garage, which means parking my car on the driveway and possibly leaving it there for several days. I don't think that homeowners should be prohibited from parking cars on their driveway.

If anyone wants to talk with me about these views, I am happy to do so. I can be contacted at: Email:

bpinkers558@gmail.com

Phone: 206-849-0046

Thank you to 'someone' who removed the paint/ chalk from the walking trail sidewalks after Mother's Day. And the many volunteers and paid workers who keep the Villages beautiful are appreciated.

The gang graffiti on utility box entering the Villages from Larch is disturbing.

Regarding Rentals:

Please do everything possible to limit/ not increase rentals in the Villages. We noticed the recent sale of Kathy Moody's home near the gazebo was to someone from San Francisco who is using the property as investment/ rental. When will it stop? That particular property is a new rental addition, as it had been owned and occupied by Kathy.

We are aware that rental property owners fill out the Feedback Survey as well as the Homeowners who reside in the Villages. Rental Property Owners would likely be biased on this issue and skew the results.

There has been a rental next to us for 16 years, with a variety of 'issues'. For example, we had to contact the Property Owner when the air conditioning unit was making so much noise it kept us and the renters awake at night, and rendered our backyards useless to enjoy due to the excessive noise. The 'Property Management Company did not take care of the problem. The Owner eventually had the 'worn-out' unit replaced. It was a long process, and it should not have been necessary for us to become involved. Please don't be deceived thinking that 'Property Management Company's' really monitor and manage the rentals as we should expect in this community.

Renters in that particular home come and go frequently. There was a large 'group' of people living there at one point that were eventually evicted due to behavior. Seems the 'Property Management Company' did a poor job of screening. That type of thing puts everyone at more risk, especially, now with Governor Inslee's new rules on eviction.

None of the renters have 'invested' in back yard weed control, so we are constantly fighting the Bermuda grass that 'creeps' onto our lot. May help to make the 'owner' responsible and accountable to pay a yard care company to do weed control?

Kind regards,

Doug and Chris Tash
715 SE Quail Run 2021
May 12

Sandra Borth from 1048 SE Creekside dr.

On April 29 I got a card on my windshield regarding "land use standards". We are aware of the rules about cars needing to be in garage overnight, however our family grew since we moved into this house and we now have a young driver .

We have a car for our teenage daughter and only have a two car garage. We understand that we could use the overflow parking lot but people have been talking about break-ins over there. We do not feel safe having our car parked there without security and are not comfortable to have our daughter walk there during the night. I would like to ask the association could modify this parking rule.

Our vehicles come and go throughout the day, and the only time they are there is at dinner (evening) until morning. We asked our neighbors if it was a problem or an issue to have our vehicle parked outside and they all have been really nice about it and were not bothered by it.

I think we should try to rethink the rules that were made long ago with less houses and also different age groups in mind. More families are moving into the villages that may have an additional vehicle. I understand we need some rules to keep the villages looking clean and nice but the vehicle is parked by the garage door of the house and moved every day, I do not see why this would be an issue. I understand if a car was just parked there as storage collecting dust and not used this would begin to be an issue but that is not the case with our home.

It is our understanding that the new phase (village) does not have the same parking standards as the rest of the association. It is our understanding that vehicles can park outside overnight which I notice when I walk there all the time, and yet the place still looks peaceful and clean. It doesn't interfere with

the beauty of the villages. It is our understanding that they are a part of our association? Maybe we are mistaken about this?

We need to work together to make the villages welcoming to families that may have a temporary driver living at home. We love living here and we have been respectful of our neighbors and the rules. But we would love to see more flexibility about some of the rules. Perhaps a parking permit for teenage drivers. Most homes would only have a teenager living at their home for a few years before they move away. I would that home have to have a parking permit for guest visitors, one could be made available for teenage drivers that are only here for a few years.

Another issue that was bothersome, was the way it was communicated to us to move our car. This is our property and it's really unpleasant to realize that somebody uninvited came that close to my house and even touched my car at weird hours to place that card on my windshield. We have a mailbox. It could be really scary to find somebody by my car late at night or really early in the morning. I didn't appreciate that at all.

I am really hoping we can find a compromise.

The Borth Family

May 13, 2021

To: MPMA BOD and ARC

Re: Survey

Thank you for asking members their opinions. I would like to submit some expanded comments on several topics:

1. PARKING: Clearly the VGC looks better without vehicles parked outside. With that said, reasonable accommodation must be made for visitors to park.

Owners should keep vehicles in the garage. Visitors should be able to park in the driveway or on a pad. But parking on streets should not be allowed for more than a couple of hours - and only IF driveways or pads are full. Streets are too narrow to accommodate parked vehicles safely. And vehicles on the street ruin the aesthetics of the neighborhood.

2. RENTALS: Probably is it illegal to prohibit rentals. People purchased homes and life circumstances change - requiring at times that a home must be sold, rented, or left vacant. When we experience another housing crash (and it will happen) owners may prefer to rent until the market improves. If they are prohibited from renting is the HOA going to make their house payment? I think not!

We may be able to limit rentals to a minimum of 30 days. That is even questionable, as that was not in the covenants when we bought our home.

HOWEVER, the HOA certainly has the authority to enforce reasonable land use standards. don't want a weekend renter having a wild party with friends keeping me up all night - or plugging up the streets with cars. Owners would be fined **HEAVILY** for any LUS violations. Put the onus on the owners to obtain an adequate deposit (a thousand dollars or more) that is refunded ONLY if there were no LUS violations during the rental period (including noise violations). And that money should go to the harmed parties - not the HOA. But good luck trying to manage this. ...

3. Common Areas: Common areas have looked fine for the life of the VGC - for the most part no better or worse than 15 years ago. Villages should maintain their own common areas as they wish and with their own money (in accordance with the LUS). The MPMA should not be in that business.

The east pond looks worse than it did before the HOA spent who knows how much on it. What a total waste of money! (Like improving property the HOA does not even own!)

4. To successfully enforce LUS in a community an HOA must be consistent with any enforcement policy. It can not discriminate by requiring a homeowner on one side of a

street to abide by a LUS, while simply ignoring a homeowner on the opposite side of the street. Such a policy is simply unreasonable - and, if such discrimination could be proven in a legal proceeding it is doubtful the HOA would prevail. We all want a well managed community with reasonable LUS. And they should be applied equally to every residence in the neighborhood (or not at all).

I have not included my name because it is irrelevant in a survey. Focus on the facts - not individuals.

5. Assessments: Assessments are excessive in the VGC and are driving away prospective buyers. Focus on cutting costs instead of constantly looking for ways to spend\$\$\$!!!!