

Questions - 2015

Are you in favor of continuing to build sidewalks within the community at some future time? If so, how would you propose to determine the priority of which sidewalk or sidewalks should be built first? *(Note: included because there have been directors who did not want to consider the views of the residents when considering the priority of construction of sidewalk segments. Rather, they wanted to pursue their own preferences as to which segments would be built first.)*

Our community has restrictions against building fences and parking family cars in driveways. Realtors have commented that these two restrictions have caused some potential home buyers to look elsewhere. Are you in favor of modifying or eliminating either of these restrictions so that houses here might appeal to more buyers? *(Note: included to see how far a candidate would go in an effort to "increase property values".)*

Are you in favor of the POA building community wide amenities that do not compete with the country club; such as playgrounds, picnic grounds and concert arenas? *(Please provide a Yes or No answer, followed by any comments you wish to make.)*. If so, how would you propose to fund those expenditures?

Some directors claim that the future of our community is critically linked to getting more young families with children to move here. Others feel that the future of the community is linked to getting couples over the age of 50 (pre-retirees and retirees) to move here. Arguments exist to support both positions. There are also arguments to support the position that both groups are equally important and that we should not try to socially engineer the community or encourage any particular type of buyer. Rather, let every buyer decide on their own whether they want to live here.

Do you lean in any particular direction on this issue? Do you feel that the community should be spending money and/or taking actions to entice a particular demographic segment of buyers to move here? If so, why?

Are you in favor of continuing the annual deer culling program without any changes to the way it is being conducted? (Please provide a simple “Yes” or “No” and then include any comments you wish to make. Comments are optional. Please do not feel they are mandatory.)

Last year, the Country Club and POA jointly funded a study done by Immortology. The stated purpose of the study was “to conduct comprehensive consumer and branding research to determine why people move to GC, what makes our community unique, and what competitive advantages can be leveraged that are principally meaningful to growing property values and club memberships.” The study can be found here: [Immortology Study](#)

Charts 2.4 and 2.5 on page 40 of that study show responses to the question, “If you could implement a single change at GC, what would it be?” There are nine answers, six of which are contained in Chart 2.4. The consultants added up all of the small percentages for those six answers and concluded that 51% of our residents feel that GC lacks “community connectedness” (see page 15 for the full rationale & App. 2.4 on page 40 for the data).

Do you agree with the Immortology’s conclusion that a majority of our residents feel GC lacks “community connectedness?”

If so, do you believe the POA Board should be taking action to address this issue? And if so, do you believe it appropriate for the POA to spend money to address this issue?

(Note: Included to get a sense of how much importance nominees place on this study. The stated purpose of the Immortology study was to determine our best selling points and ensure coordination with the country club in terms of marketing the community to potential buyers. However, much of it ended up being recommendations as to how the community should change to make it more marketable. The overriding question is who decided what needed to change. Over the past year, the study has been invoked to justify numerous initiatives; for example, redoing the front gate landscaping and the entrance sign. That observation comes from listening to comments made in the Board meetings. I believe some of the study’s recommendations are worth pursuing. Unfortunately, not all of its conclusions and resulting recommendations are supported by the raw data obtained.)

The current Board has undertaken a long term marketing initiative in partnership with the country club. For this initiative to work, it will require the support of future Boards and a commitment to adhere to and fund a multi-year plan.

Are you in agreement with the plan currently being pursued by the Board? If elected, will you be in favor of the POA giving continued financial support to that plan?

The current Board has committed itself to pursuing a long term road resurfacing program which will call for the annual assessment (dues) to be increased 10% annually for the next four years starting in 2015. For this program to work, future Boards will have to support the plan and implement the 10% increase every year.

Are you in agreement with the long term road plan as proposed? If elected, will you support the 10% annual increase in dues according to the terms outlined in that plan?

(Note: These last two questions are, in my view, very important. The current Board has implemented two long range strategies which, to be successful, will need the full support of future Boards. These questions were designed to see if the nominees were unambiguously committed to supporting these efforts. If not, there would be a risk of new people getting elected and then working to change direction. Knowing exactly where they stood would help voters decide which candidates to support.)

9/27/15