

Star Valley Estates - Homeowner Survey

The survey below is being submitted to each homeowners in an effort to obtain feedback and to better understand what areas homeowners like yourselves think are important for the board to focus on. Unfortunately, few owners attend HOA meetings or participate in the ZOOM teleconference calls. As a result, the "silent" majority's perspective goes unheard. Simply place an "X" or "v" (check mark) in the spaces below.

There are several blank sections at the end of the survey for you to add additional comments/feedback on other areas perhaps not cited below that you may feel are also important for the board to consider. The board will compile and post the completed survey results on the association's website (<http://www.starvalleyestates.org/svehoa-meeting-minutes-newsletters>). The board also plans to review the community's feedback at the next HOA meeting which is scheduled for 21 January 2021 via ZOOM. Please return your completed survey in the pre-addressed stamped envelope. The board encourages all surveys to be returned as-soon-as-possible.

PART I - Interest in Your Association

How familiar are you with information contained in the following governing documents:	Very Familiar	So-So	Not at All
CC&Rs (Covenants, Conditions, and Restrictions)	12	27	1
By-Laws	10	26	1
Rules and Regulations	13	25	1
Design Guidelines	13	23	1
HOA Attendance	2019/2020	2018 or earlier	Never
When was the last time you attended an HOA meeting in-person?	12	16	11
Assuming 9 HOA in-person meetings (including the Annual Member's Mtg) between 2018 and 2020:	All	About 1/2	Fewer than 3
How many times did you attend?	8	6	18
If you do not usually attend HOA meetings, why not?	Not Interested	Too Busy	Other (Please specify at the end of the survey)
	7	11	
ZOOM Board vs. In-Person Board Meetings	Yes		No
Would you participate more if the meetings were conducted via teleconference (i.e., ZOOM)?	14		18
Would you participate more if the meetings were conducted in-person as they have been in the past?	10		20
Would it be worthwhile for the board to disseminate information via e-mail to homeowners or simply to continue using the association's website for meeting announcements, posting meeting minutes, and for providing general information on board activities? Note: Previous boards have tried to generate a community e-mail list, however, less than 10% of homeowners were willing to provide an e-mail address. If willing, please provide your e-mail address to the board by sending an e-mail to: board@starvalleyestates.org . Homeowner e-mail addresses will only be used to disseminate HOA-related information from the board and management agent; addresses will not be disseminated to outside 3rd party interests.	22		3

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Quarterly Newsletter	Yes	No
Do you rely on comments posted on the "Next Door" web site to keep abreast of what is going on in the Star Valley Estates community?	12	23
It has been suggested that one of the main reasons for poor participation in the association is because information is slow to be provided to homeowners or it is of no interest. One suggested method to improve communications is to re-start a quarterly newsletter. Do you think this would provide incentive enough to help to increase attendance at HOA meetings?	16	13
Would you be willing help publish a quarterly community newsletter by soliciting, writing and/or providing information on topics of interest for publication? In the past the association had a newsletter, "The Illuminator" which was written and edited locally by a homeowner and included information and topics of interest submitted by board members and homeowners. In addition, there was also a separate private publication, "The Polaris Beacon". Both were eventually discontinued for various reasons.		30
PART II - Several Special Topics of Interest from the Governing Documents		
Weeds	I Agree	I Disagree
Homeowners should take the effort to control weeds in their front yards year-round and especially during monsoon season because if left unattended the seeds will be blow onto adjacent properties and sprout.	32	3
One suggested criteria for homeowners with yards having visible invasive weeds several inches in height, or higher and growing in more than 10% of the front landscape area should be cited. Is this reasonable? If unreasonable, please write down the criteria you think would be reasonable at the end of this survey.	25	9
Trees/Branch Debris	I Agree	I Disagree
My neighbors should take the effort to keep trees and shrubs in their front yards trimmed so as to maintain a neat and tidy landscape appearance. Broken tree branches and ground debris should be policed up and placed in trash receptacles within a week if the homeowner is cited.	17	7
In addition, trees should not be allowed to have outgrowth "suckers" (i.e., branches that re-root off the main tree) and take root in the ground. Homeowners should cut off the suckers within a week if the homeowner is cited.	25	9
Pre-Emergence Question	Yes	No
Would you be interested in joining together with other neighbors, collectively, to have your front landscaping treated with pre-emergent herbicide to help control the growth of weeds in the future? If so please include your lot number: Lot <u>115</u> .	12 (Lots 53, 94, 136)	21

Front/Side-Yard Parking and Construction of A Secondary Driveway	I Agree	I Disagree
My neighbors should be allowed to park on the unpaved areas in the front and side yard areas of their home, as often or as long as they choose, without incurring penalties (financial or other) from the HOA.	13	25
Note 1: In general, on-street and side yard parking is permitted during special occasions and only on a temporary basis and only for vehicles belonging to guests and invitees who are visiting and whom do not reside at the property. Temporary side yard parking is permitted to accommodate guests when overflow parking cannot be accommodated on the homeowner's driveway. In these circumstances, the management agent should be contacted and notified beforehand.		
Note 2: The Design Guidelines (Sec III, B(2)) allow homeowners to add a separate secondary driveway between a vehicle-gated entry and the street. The secondary driveway may be used for additional homeowner parking of cars and pick-up trucks. However, if a secondary driveway is not added, side-yard parking -- with the exceptions cited above -- is not allowed.		
Architectural Improvements	I Agree	I Disagree
Homeowners should be allowed to build a concrete masonry unit (CMU) cinder block wall up to seven (7) feet in height and that meets county code requirements.	33	5
Note 1: The original association's design guidelines restricted block wall heights up to a maximum of six (6) feet. However several years ago, the County revised development zoning code to permit block walls to be constructed up to a height of seven (7) feet. The design guidelines were updated to accommodate the change and to allow homeowners to build a wall up to seven feet in height.		
Important Note: Because our community resides in a designated flood plain (i.e., all homes West of Ironstone are in the FEMA mapped flood plain), all site wall plans require review/approval by both the County and the Pima Regional Flood Control District (RFCD). Based on the RFCD review and the fact that a wall may divert the flow of water during periods of heavy rain, the wall may also require a Flood Plain Use Permit (FPUP). Lastly, all CMU wall projects also require a building permit and site plan.		
Outbuildings	I Agree	I Disagree
Homeowners should be allowed to utilize a total aggregate area (i.e., floor covering or under roof area) of 2,000 square feet for all outbuildings placed in the backyard of a lot. See the next note below and, if you disagree or would recommend a specific area different from 2,000 square feet, please specify that, with your rationale, in the comment section at the end of the survey.	27	9
Note: The original design guidelines limited the total combined footprint of all outbuildings to a total of 1,000 square feet. The design guidelines were updated from 1,000 to 2,000 square feet to allow homeowners to take advantage of Star Valley's larger lot sizes (i.e., backyard walled-in areas tend to average ~11,000 square feet). It is thought that the 1,000 square foot restriction was lifted from another HOA (with much smaller lot sizes) and inserted as a "restriction" in the association's original design guidelines.		
Rear Yard Access Via A Front-Gated Entry	I Agree	I Disagree
Homeowners should be cited who disturb their front yards by raking a path through their landscaping gravel to form a dirt driveway to a front vehicle-gated entry in order to access the rear yard.	16	19
Note: The design guidelines allow construction of a separate, second driveway on the homeowner's yard between a vehicle-gated entry and the street. The driveway must be of concrete construction, and must not exceed the width of the gate entry. In addition, the secondary driveway may be used for additional homeowner parking of cars and pick-up trucks.		

Painting and External Maintenance		
<p>Conditions here in the Southwest can wreak havoc on exterior painted surfaces over time, causing them to discolor, fade or become chalky due to being exposed to ultraviolet rays. The association's governing documents, e.g., Conditions, Covenants & Requirements (CC&Rs) do not specify how often or when homes should be painted. In addition, exposure to temperature variations over time can cause paint to expand and contract, resulting in cracks, chips, and peeled paint. The exterior maintenance of homes and lots within the community is governed under CC&R Article 3, Section 3.1.1, Dwelling Units and Section 3.1.5, Failure to Maintain. The CC&Rs require homeowners to maintain their homes and lots in an "... attractive, well-kept and maintained condition in conformity with all other Lots ...". Based on the CC&R requirements, it is not difficult, visually, to identify those homes within the community that are in need of repair based on the deterioration of the exterior paint, fascia boards, and exterior stucco surfaces. In an effort to help homeowner's make their own independent assessment of the exterior condition of their homes, and to perhaps help define specific criteria for the association, please comment on the reasonableness of the following criteria:</p>		
Fascia Boards	I Agree	I Disagree
Fascia boards that are: (1) missing sections, (2) have damaged parts that are visible, (3) have chipped or cracked paint, (4) have exposed surfaces needing paint, or (5) are painted with mismatched paint colors (i.e., painted in a manner lacking conformity with established guidelines) should be repaired, replaced and/or painted.	31	14
If fascia boards are noted in the above conditions and are not painted or repaired within 3 months after the homeowner has been notified then the homeowner should be cited and possibly fined.	20	14
Stucco Surfaces	I Agree	I Disagree
Stucco surfaces with open/damaged/unrepaired areas should be patched/repaired/filled and painted with paint that matches the original exterior paint scheme of the home.	29	6
If unrepaired stucco surfaces are not patched/repaired/filled and painted within 3 months after the homeowner has been notified with paint that matches the current exterior color scheme of the house then the homeowner should be cited and possibly fined.	27	16
Faded Paint on Garage Doors	I Agree	I Disagree
Garage doors with noticeable faded paint should be repainted within established color schemes to match the trim color or the solid color of the house.	26	7
If badly faded garage doors are not painted to maintain the property in an attractive, up-kept condition within 3 months after the homeowner has been notified then the homeowner should be cited and possibly fined.	18	15
<p>Note: Garage door paint can fade over time, giving the overall look a noticeable non-uniform lightning. This is due to prolonged exposure to ultraviolet sunlight, weather and oxidation. As the paint coat ages, different areas can lose their luster, sheen, or gloss giving an uneven appearance due to deterioration of the paint. (Fading due to normal weather exposure is acceptable provided it is gradual and uniform so as to be unnoticeable.)</p>		
Ancillary Structures Needing Repair	I Agree	I Disagree
Ancillary structures visible from the front or side of the house , for example, mail boxes, front/side-yard metal entry gates, should be repaired and painted in order to maintain the property in an attractive, up-kept condition.	29	4
If ancillary structures are not repaired/painted to maintain the property in an attractive, up-kept condition then the homeowner should be cited and possibly fined.	19	13

Additional Homeowner Comments/Recommendations (write-in below):
"Please make a more concerted effort to upkeep our roads. Several washes, channels, etc. have not been cleaned out over the past few years. Please have landscapers clean them out."
"Stupid survey. Some board members are hypocrites/yards/ cars/parking etc. Give the people of SV their hard earned money back and quit hoarding it! Do complete inspections not passive drive throughs. Enforce no parking o/s closed in rear yard. There's no interest in HOA meetings because nobody cares about the HOA. All these questions and answers are in the CC&R's Read Them! Quit wasting our money on stupid survey."
"Paint infractions: I think more reasonable period of time for homeowners to resolve/correct paint infractions is 60 days."
Parking on Driveways (added by homeowner): Homeowners should NOT be allowed to use driveways as a storage lot and park unlicensed/unregistered motor vehicles on for extended periods of time. And if the vehicles appears to be inoperable (e.g. flat tires; missing doors hoods; missing doors; broken/missing windows or windshields) they should not be allowed to park on the driveway at all.
Inoperable Vehicles (added by homeowner): Homeowners should be aware that Pima County ordinances stipulate that unlicensed or unregistered vehicles, which they classify as being "inoperable", can only remain unscreened on the driveway for a period of 60 days. After 60 days they must be screened to be out-of-sight (ref: Zoning Code 18.09.20 (P)(5)). Therefore, parking unregistered vehicles for extended periods of time may result in a Pima County ordinance violation if the infraction is reported to the County by a homeowner."
"When we purchased this home new in 2002, the sales people at the time informed us the 1,000 SF restriction. It was there from the beginning the development was started. 2,000 SF is a lot of structure under roof. How many lots in the development have 2,000 SF of structure under roof inside their wall? 2,000 SF under roof could make a property looked over built and out of place with a majority of properties in the block. Sounds like to me someone wanted something and couldn't get it without changing the rules."
"HOA BOD (including the VP) need to follow all HOA rules and SET AN EXAMPLE. Not use BOD position as a way to skirt the rules. This is causing owners to avoid HOA& meetings -> including parking, renting yard for commercial vehicle parking, trimming suckers, etc."
"Please note-with everything going on (covid-related) and really not knowing my neighbors lives are at the time, answering this survey is hard at this time."
"Since the items in the survey were not numbered, it is difficult to make comments here. Do it right- simple, straight forward, single point questions only. Long discussions are not necessary. Board is asking homeowners to do the work of the board-do your job."
"HOA meetings, I work on call and this makes it hard to attend HOA meetings. Outbuildings: I feel that I should be able to improve my property as much or as little as I want. I can't help my property value due to HOA restrictions."
"We all want to control weeds. During the monsoon season or before the new generation of seeds are spreading and growing It takes any weed control chemicals at least 2 weeks or more to be effective. When that cycle is over, we can critique, send a notification, but give us time to get control... I would like to see 2 speed humps on West Resthaven PL. I hope the application of good judgment of the survey gives you the idea of what I want as a neighbor. Be fair."
"Pave the streets. Potholes will only get worse."
"Do not bother residents whatsoever. We are adults. We don't need guidance. If you wish there is also PTA or join a church. We have enough rules for COVID. Respect the constitution. All Amendments including second amendment. I appreciate your concerns, but rules is one thing. But "laws" is what we all follow. We have a very united community! No zoom bologna! Good day."

<p>"No more than 5 weeds before citation 10% is "subjective," and too many. Reason I will not attend is due to favoritism toward board members are overall TOXIC behaviors of legacy board members."</p>
<p>"Please allow parking anywhere in the owners property areas."</p>
<p>"Do not attend because meetings are held during my work hours. So while zoom would not affect me. It may be better for others."</p>
<p>"I am on top of my home for paint and yard repairs. But to cite homeowners for paint and fascia repairs could cost money and with many people out of work it is hard to put a time table for repairs. Much more to be fined."</p>
<p>"Interesting survey in middle of pandemic with people sick out of work etc. Went to a meeting where someone with large hospital bills could not afford to paint his house at the moment. Keep neighborhood up but be neighborly. Lots of violations that don't cost money being done-nothing happens. Also painting houses needs to be right time of year."</p>
<p>"Please leave the homeowners alone. This is a democracy?? HOA should be terminated."</p>
<p>"We currently live out of state, and are unable to attend the HOA meetings. Zoom meetings during pandemic, once pandemic is over, in person meetings. Note: A homeowner should not be allowed to move the property fence closer to the property line as long it is approved and permitted by the county and the Pima Regional Flood Control District."</p>
<p>"Board members should be held to the same criteria as the residents in the subdivision. Why are there vehicles parked outside of the walls in the back side of the house?"</p>
<p>"Front/side yard parking – we had contractors working on the inside of our house. We received sevenish letters threatening fines, etc. My wife had notified management, but the letters still come to my mailbox. Get your communication together to avoid this!"</p>
<p>"Thank you for asking: As the entire country & community struggles to emotionally & financially recovers from "COV-2"; nobody should be cited or fined & no "negative" demanding letters should be sent to any homeowners, i.e. any reinforcements of rules & regs should be paused for year of 2021 & NO citations, at least our well- earned homes should be a "safe harbor" with freedom, in my family's opinion."</p>