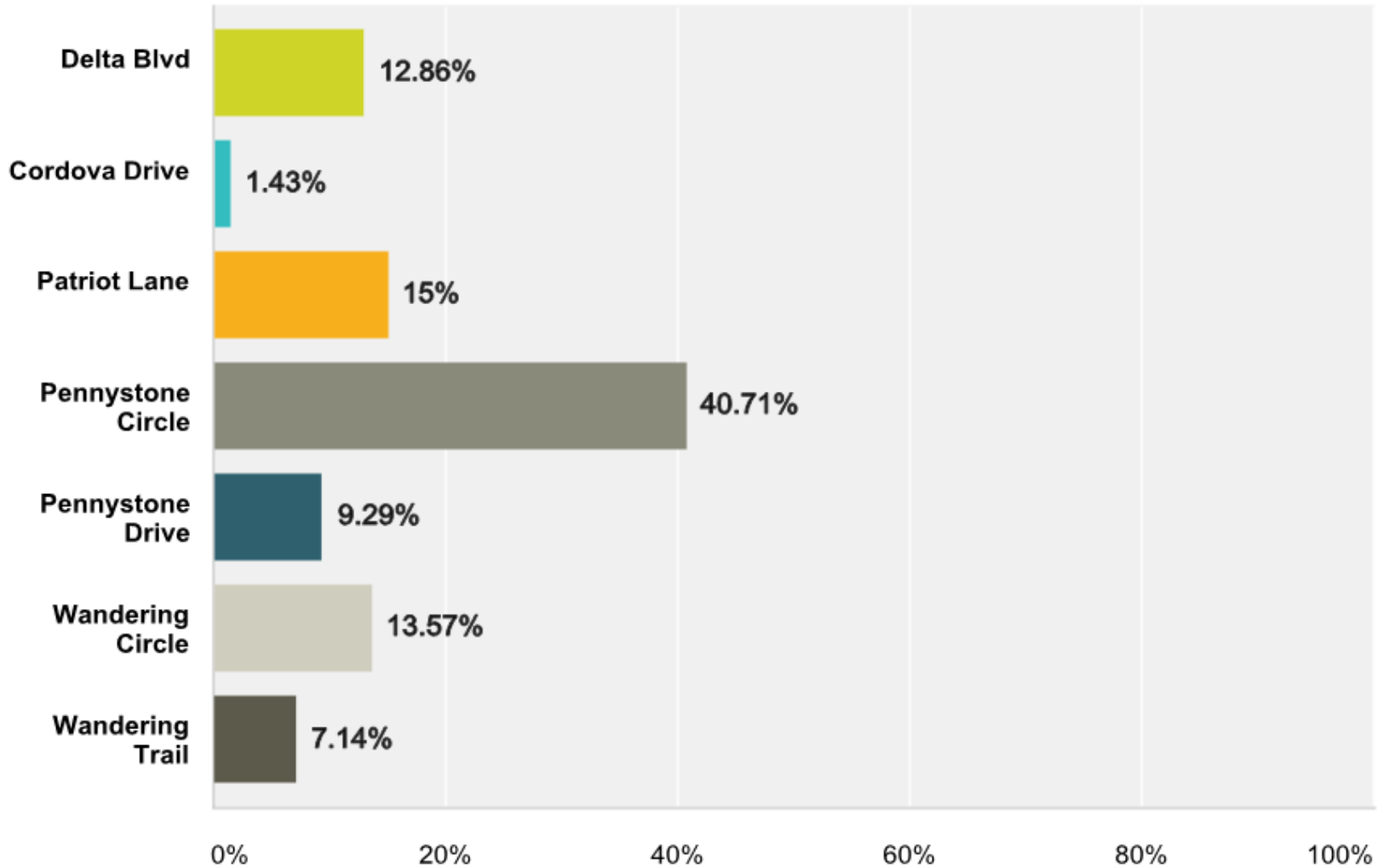


Meade of Avalon  
Owners Property Survey  
Results and Action Plan

June 2013

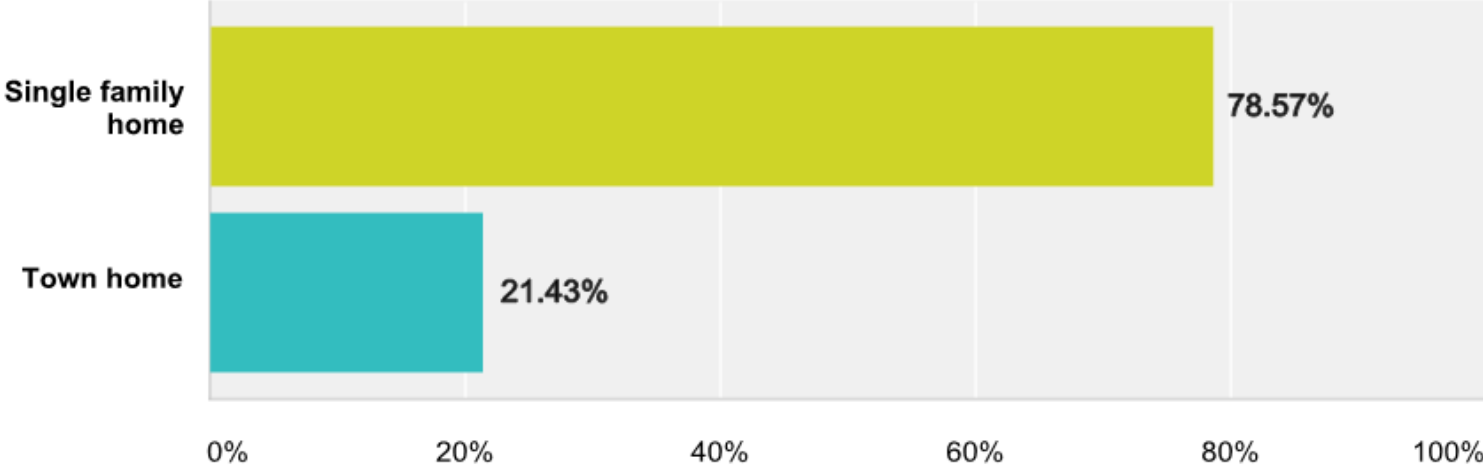
# What street do you live on?

Answered: 140 Skipped: 0



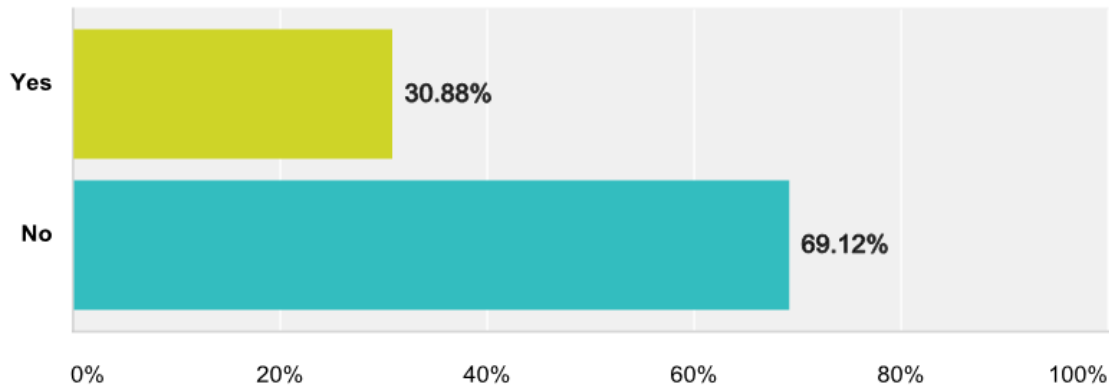
# Do you live in a single family home or a town home?

Answered: 140 Skipped: 0



# Have you noticed any common area elements (roads, walls, lighting, etc.) in need of repair or any conditions that might indicate a problem?

Answered: 136 Skipped: 4



## Top Issues/Comments:

### Lighting:

- Street lights not working
- Tree up lights out a lot
- Want additional street lights
- Want alley lighting
- Want more lighting on entrance sign

### Landscaping:

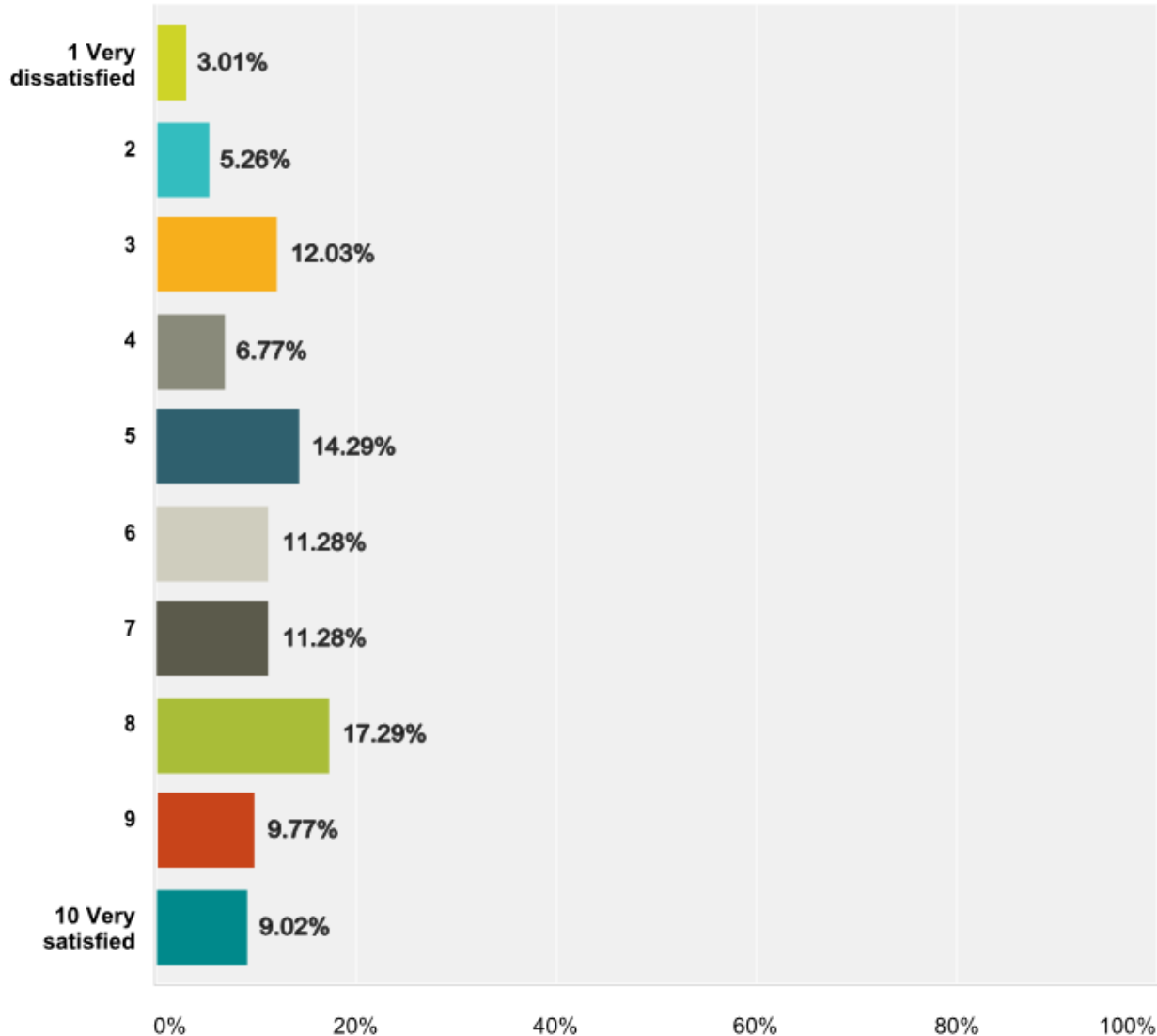
- Wandering Circle common areas look bad because of annual dead/dying trees.
- Add irrigation so trees and grass don't die
- Dead trees and ground cover not addressed
- Trees stacked up at the pool

### Other:

- Mailbox numbers need to be replaced but don't know where to get them
- Curb and sidewalk repairs
- Want reflective material improved at gate

# Please rate your satisfaction with the gate communication system (the gate phone):

Answered: 133 Skipped: 7

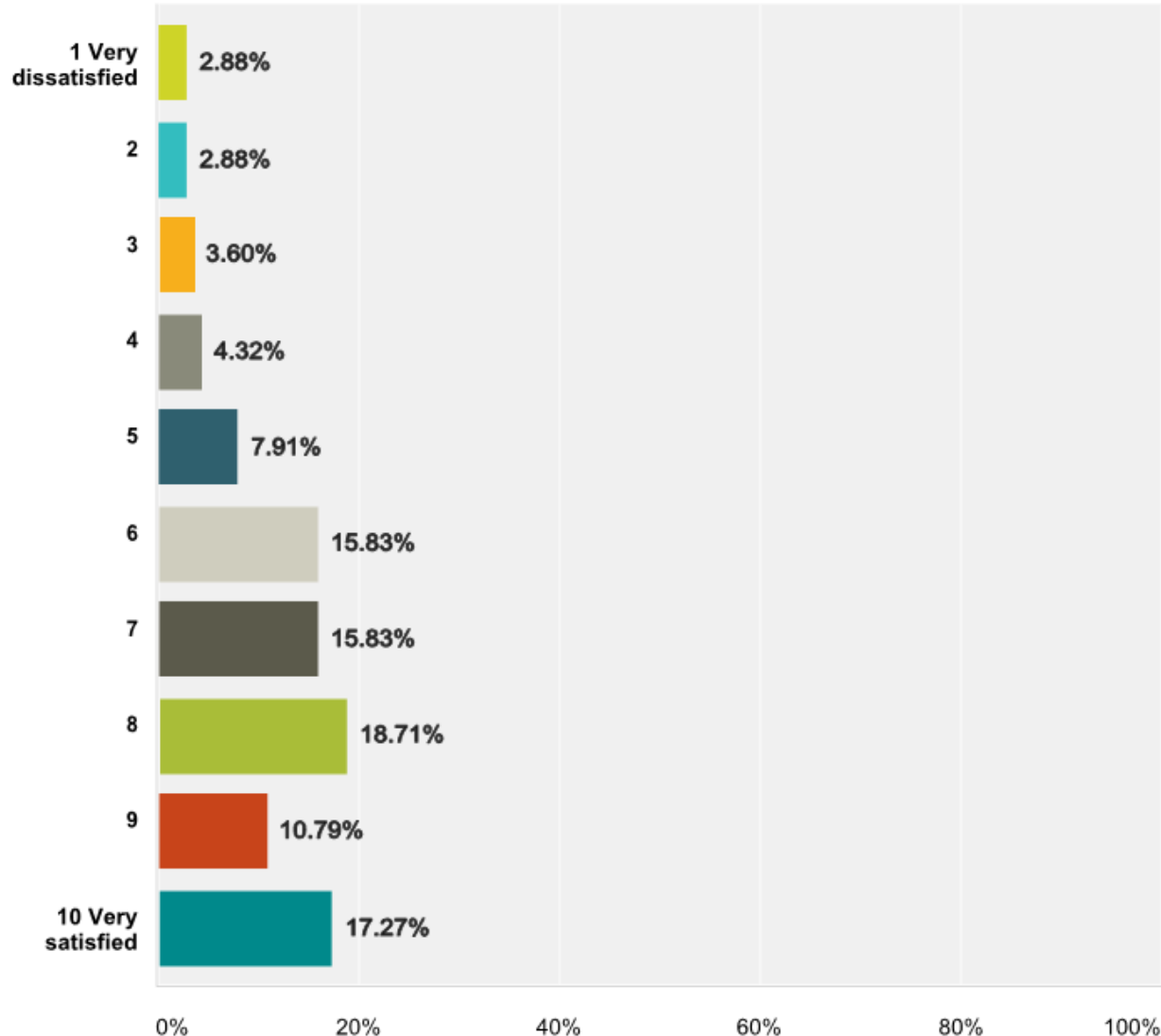


## Top Issues/Comments:

- Want gates closed or open hours further reduced
- Instruction on panel are worn off
- Receiving incorrectly directed calls
- Want instruction on how to use phone system
- Want instructions on how to get residents information added or updated
- Want gate remotes to be able to connect to in-car remotes
- Want additional remotes not sure how to get

# Please rate your satisfaction with the common area landscaping:

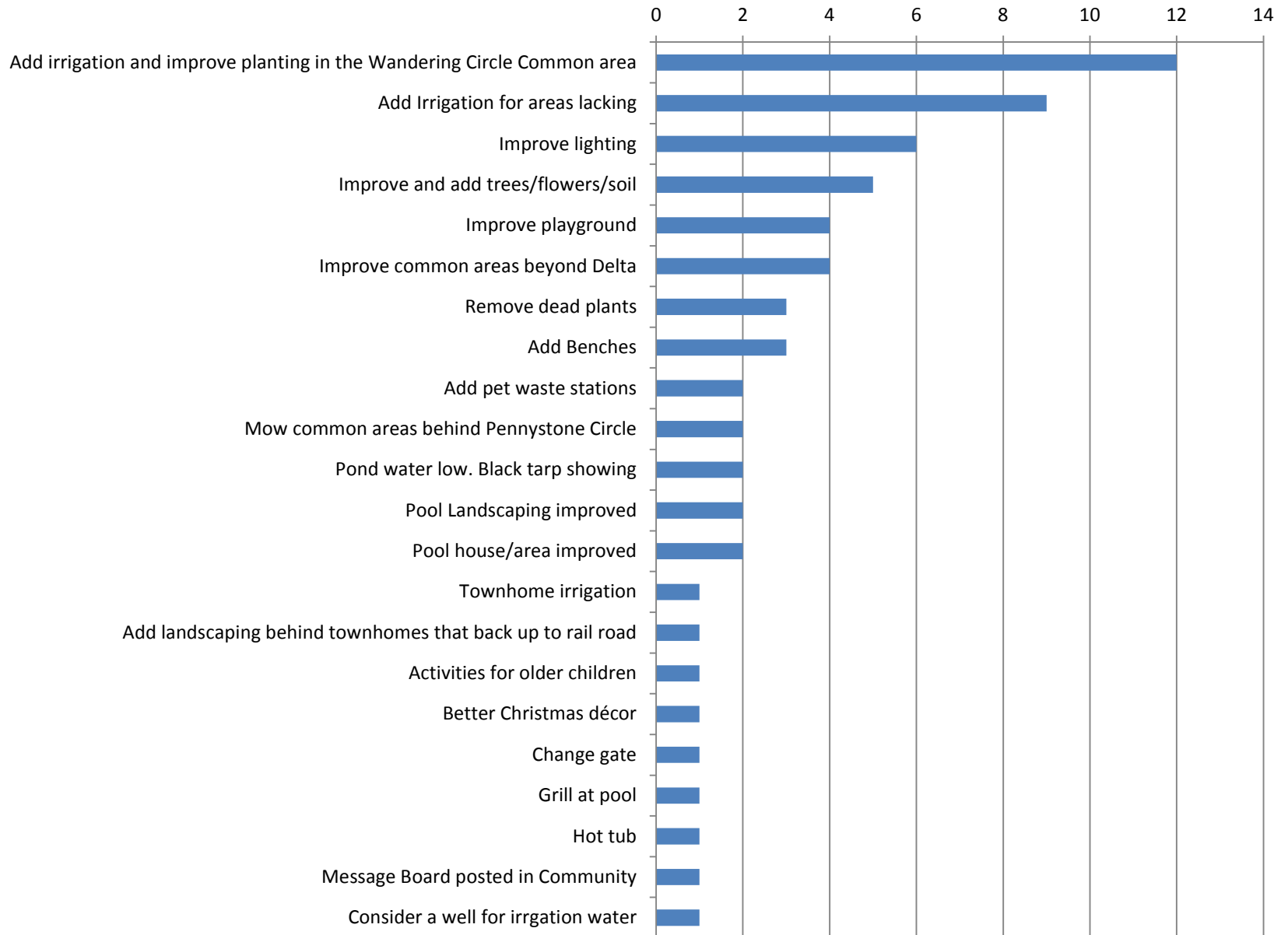
Answered: 139 Skipped: 1



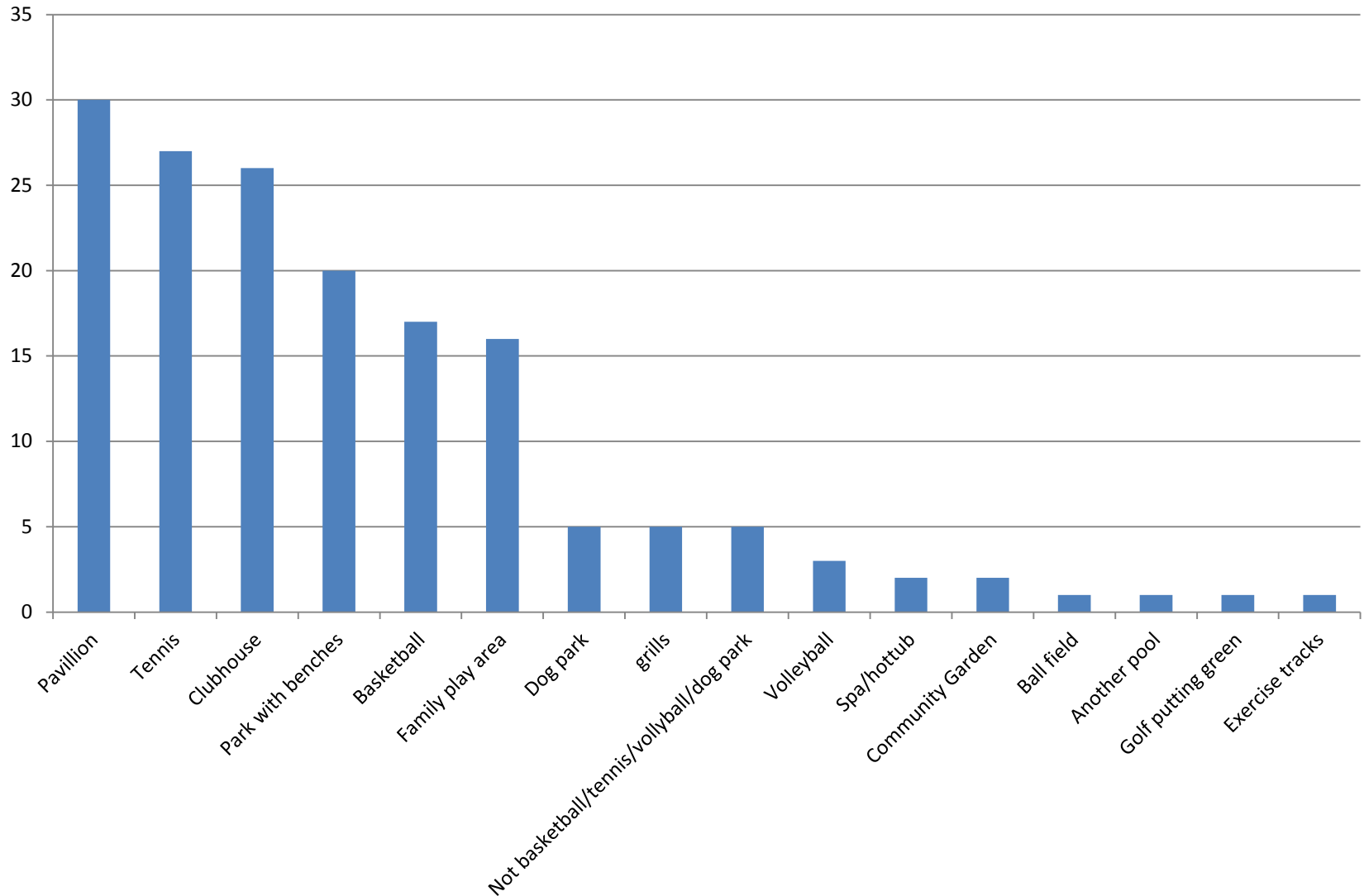
## Top Issues/Comments:

- Why do we have so many dead trees and dead ground cover that are not addressed?
- Why do we keep adding plants in the same areas and not improving unaddressed or areas in need?
- Delta looks very attractive but landscaping is not equally addressed throughout community
- Like to vendor selected
- Wandering Circle common areas keeps dying and needs to be addressed
- Want to see additional plantings
- Install Bermuda grass to reduce water costs
- Improve landscaping around Townhome utility boxes and mail boxes

# Any improvements you would like to see made to the common areas or amenities?



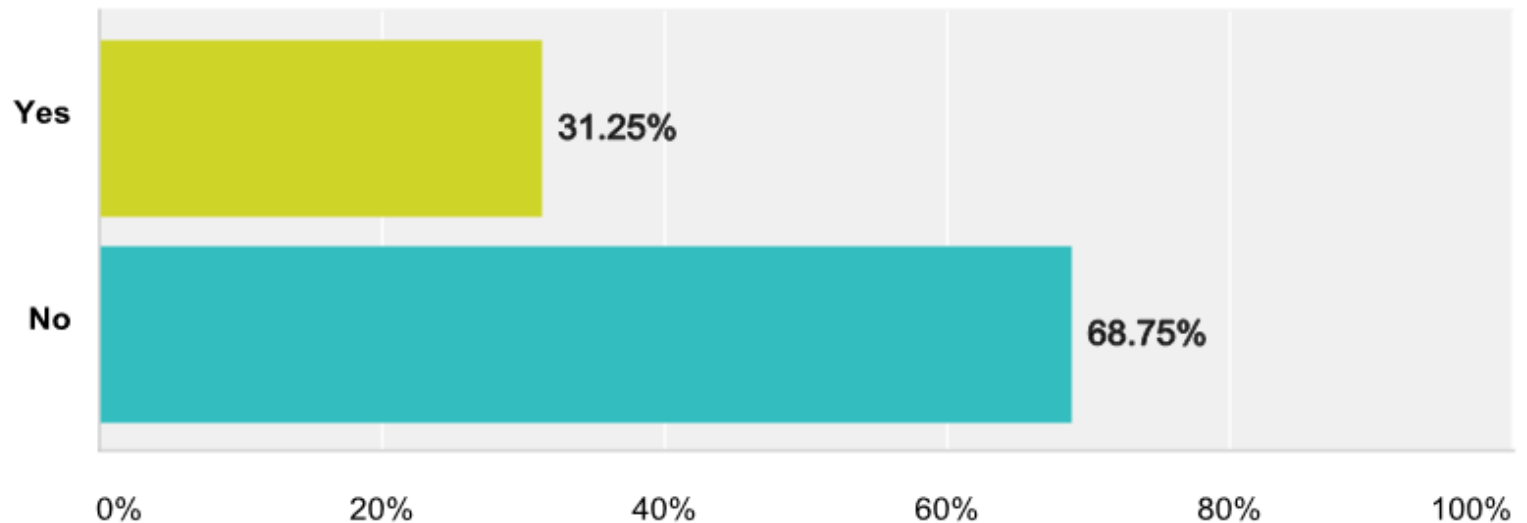
# What would you like to see the open space areas next to the pool used for?





# Townhome owners only: Have you noticed any significant cracks in the concrete or paved areas near your unit?

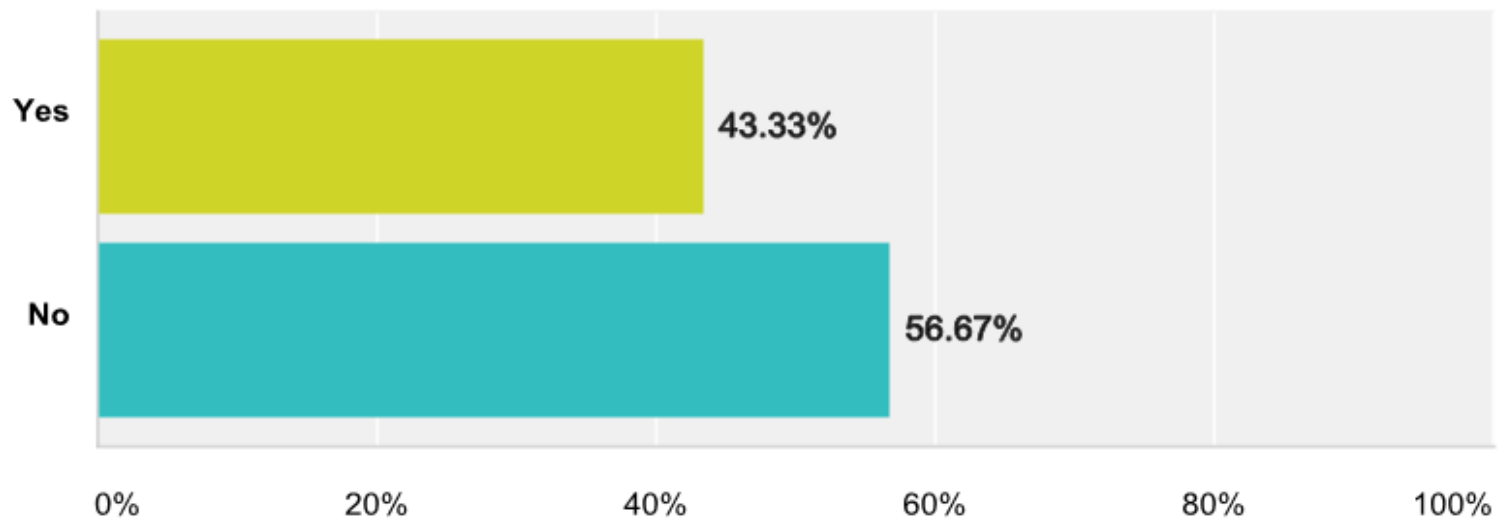
Answered: 32 Skipped: 108



Contact information of those responding in the positive have been provided to Smith Criterium for follow up.

# Townhome owners only: Have you noticed any water penetration from the windows in your unit or evidence of water leaks from other sources?

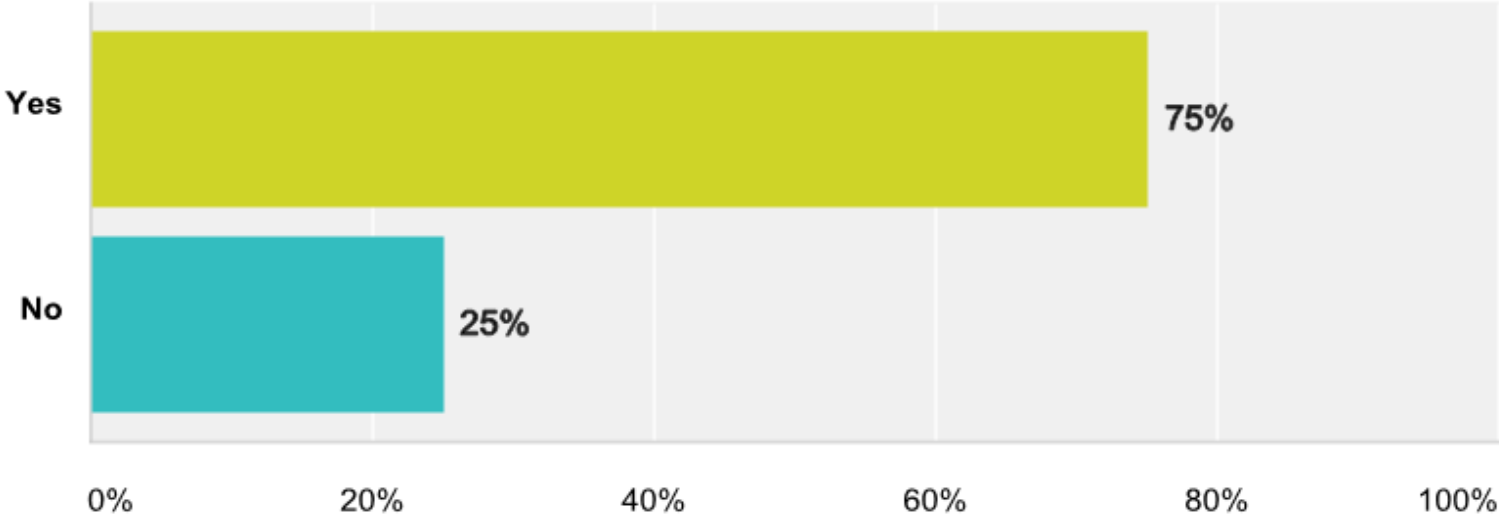
Answered: 30 Skipped: 110



Contact information of those responding in the positive have been provided to Smith Criterium for follow up.

# Townhome owners only: Do you have any concerns about the roofing, siding or gutters on your building?

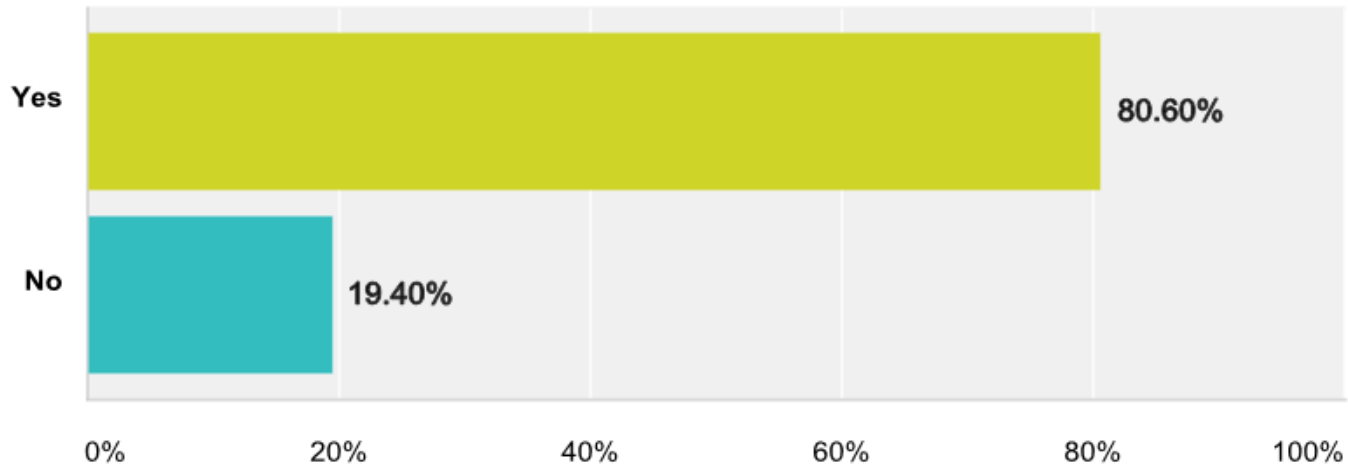
Answered: 28 Skipped: 112



Contact information of those responding in the positive have been provided to Smith Criterium for follow up.

# Would you like the association to allocate capital reserve funds to build an entrance gate from our neighborhood over to the new park being developed in Brentwood?

Answered: 134 Skipped: 6



## Top reasons for **wanting** entrance:

- Improve property value
- Simple pedestrian path only to control costs

## Top reasons for **not** wanting entrance:

- Would increase dues
- Would increase traffic
- Don't want the maintenance costs
- Would open the area to non-residents
- Don't feel it's necessary

# Board Action Items

## Gate

- Ensure instructions on the gate pad are clear and easily read and buttons work properly or replace panel
- Create and provide instructions to all residents on how to use the system on the community website
- Research connecting in-car remotes to the gate system
- Determine why so many calls go to the incorrect resident
- Re-evaluate open gate hours. Consider reduction or elimination of hours. Ask residents to vote.
- Research option to provide temporary guest code for residents to provide for parties
- Research possibility of having multiple numbers attached to a residency.

## Landscaping

- Research and price options to improve/correct all common areas without irrigation that continually have dying plant materials. Provide long term plan and make immediate improvements to show commitment. Share plan with residents.
- Investigate possibility of stopping to stop mow sidewalk area in front of residents homes and the retention area at the back of the community. Have residents vote.
- Communicate to all residents why the decision to stop mowing the common area behind Pennystone Circle cul-de-sac to prevent erosion damages was made.
- Develop a clear communication that explains the landscaping Bonds and how limits board control over dead plant material/ adding materials and the plants stacked at the pool.

## Lighting

- Request lighting study to determine where additional street lights should be place
- Request pricing to improve entrance sign lights
- Request pricing for street tree up light to be improved and communicate to residents that problem lies with the power source installed by the builder

# Board Action Items

## Irrigation

- Review irrigation plan again with landscape vendor to ensure best possible usage of water
- Discuss options for improving system including addition of second meter to allow better timing of applications and provide better management of zones.
- Communicate to residents the restrictions of the current system which cause system to run all day and night to complete cycle

## Pool Common Area

- Consider options suggested by residents taking into consideration the amenities Smith Park will already be providing. Research, price and discuss timing based on budget and the opening of the park.
- Implement short term solution so residents can start enjoying area now. Consider:
  - Charcoal grill
  - Benches/picnic tables/Adirondack chairs
  - Corn hole/Bocce court

## Smith Park

- Confirm what Brentwood has offered to provide for us as an entrance
- Investigate and price low cost options for connecting the neighborhood to the new park
- Confirm projected date for park opening
- Communicate findings and plans for entrance to residents

## General

- Research and communicate where to get replacement mailbox numbers or mailbox repairs
- Discuss maintenance of rental properties and ways to ensure all properties are maintained to proper standards