

Villages of Leacroft HOA - Community Survey

Dear fellow homeowner,

Enclosed you will find a copy of our association's 2011 homeowner survey. We are seeking your feedback on a number of topics that you and/or your fellow homeowners have expressed as being important to themselves and to the community as a whole. We are doing this at this time so as to ensure that what we do for the remainder of this year, and for future years, is what our community mutually agrees is most important to them and their families. *(We've also provided a brief summary and background on homeowner associations for those of you who may be somewhat new to this type of organization.)*

In each section of this survey, you will find brief descriptions of the items and what we are looking for in terms of the type of the response. We ask that you take the few minutes it will require to go through this survey and provide your responses. There is also space for you to describe any other thoughts you may wish us to consider.

With your responses, and the responses of your neighbors, we hope to get the guidance needed to ensure that you and your family are receiving the maximum value and enjoyment from being members of this community.

All responses will be kept strictly confidential. Only summary results for each category and item will be compiled and reported back to the community so that everyone understands what the general and majority viewpoints are.

Please drop off your response at the community mailbox next to the south entrance of the common area parking lot, or at the Poolhouse (when it's open), or at the next Board meeting at Bass Pro Shop at Concord Mills on May 19, or mail it to: **Henderson Properties, ATTN: Julie Shadrick, 919 Norland Avenue, Charlotte, NC 28205**. We would like to finish compiling the results by the end of May.

Once again, on behalf of the Association and its board, I thank you for taking the time to provide this valuable feedback.

Sincerely,

Joseph L. Mercier



HOA President & member of the Board of Directors

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1. Name

2. Street Address

3. Phone Number

 (optional)

4. Email Address

 (optional)

5. Would you be willing to be included in a Villages of Leacroft Homeowners' Directory (hardcopy distribution to homeowners only)?

6. How many years have you lived in Leacroft?

7. Do you rent or own your property?

- Own
 Rent

8. List five of the best things about living in Leacroft, and why.

1. _____
2. _____
3. _____
4. _____
5. _____

9. List five of the least satisfactory things about living in Leacroft, and what you would like done about them.

1. _____
2. _____
3. _____
4. _____
5. _____

10. How often do you and your family use the swimming pool in season?

- Never,
 A few times a season,
 Weekly,

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Almost Daily

11. How often do you and your family use the playground in season?

- Never,
- A few times a season,
- Weekly,
- Almost Daily

12. How often do you and your family use the tennis courts in season?

- Never,
- A few times a season,
- Weekly,
- Almost Daily

13. Do your children participate in the swim team?

- Yes
- No
- Not Applicable

14. Please indicate whether you and/or members of your family either have or will participate in the following community events. (Also indicate how much will are willing to contribute for each event.

	Attend? (check)	How many?	Contribute how much?
Easter Egg Hunt	<input type="radio"/>	<input type="text"/>	\$ <input type="text"/>
Horseshoe Run	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Spring Garage Sale	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Block Party/Movie Night	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Family Movie Nights	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Pool Opening Party	<input type="radio"/>	<input type="text"/>	<input type="text"/>
4 th of July Party	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Summer's End Social	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Hay Ride (around Christmas)	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Other desired event(s)(describe) _____			<input type="text"/>

15. Do you support a portion of your dues going to pay for social activities such as the swim team and seasonal events?

- Yes
- No

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If No, please explain _____

16. Please choose and rank the five highest priority areas for improvement at Leacroft (with "5" ranked as highest)

	1	2	3	4	5
Family Social Activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adult Social Activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Common Area Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Common Area Improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Covenants Violations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog Related Nuisance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
HOA Dues	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
HOA Management Company	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pool Management Company	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Landscape Management Company	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeowner Upkeep	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeowner Lawn/Curb Appeal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood Communications	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Noise Nuisance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental Properties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unsupervised Children	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vandalism	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please describe & indicate priority) _____

For each of the areas above that you identified as a priority, what would you specifically like to see happen, and at what cost? _____

17. Has anyone in your household been a victim of crime in Leacroft?

- Yes
- No

If Yes, please explain _____

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18. Would you support breaking ground on a club house at the Leacroft common area in the future?

- Yes
- No
- Undecided

Since it would require a special assessment, how much would you be willing to pay? \$ _____

19. Would you be interested in volunteering at Leacroft in any of the following areas? (Choose as many as applicable.)

- HOA Board
- Architectural Review Committee (ARC)
- Events Committee
- Neighborhood Watch
- Communications (Website, Newsletter, etc.)
- Pool/Swim Team
- Outreach Committee
- Buildings & Grounds (Common Areas)

Please provide your contact information in Items 1 through 4 above.

20. The Association is getting ready to update the Bylaws and the Covenants, Conditions & Restriction's (CC&R's) this year, to bring them onto alignment with Federal, State and local laws and ordinances and to make them more understandable. We will also be including a clause concerning ratification of the HOA budget by the HOA members at the Annual Meeting. In the past, we have also considered the following additional changes to our CC&R's. Which of these are you in favor of (proposed verbiage provided)?

In Favor

- ✓ **Renting Restrictions:**
 - Owners must apply for approval before renting their home.
 - Maximum of 10% of homes in the community can be rented at any time (unless additional homes are allowed by the Board for hardship).
 - Rental agreements are limited to single families and must be written for a minimum of one year.

- ✓ **Pet control; allowable pets**

Pets are prohibited in the non-grass common areas (playground, tennis court, swimming pool, and pool house). Pet owners must pick up their pet waste upon occurrence (except for the rear fenced section of their property. Breed with a history of aggressive and injurious behavior, such as Pit Bull Terriers, American Staffordshire Terriers, and Rotweilers, are not permitted (*current dogs of these bread will be grandfathered in*). Dogs weighing over 60 pounds must be on a leash of not more than 10 feet.

- ✓ **Single family homes**

A single family is defined as no more than two individuals unrelated by blood, adoption, marriage or other legal action.

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✓ **Signage**

One for sale sign, and/or a sign advertising construction work which is underway are the only signs allowed. For Rent signs and any signage on the brick wall is prohibited.

✓ **Street parking; condition of vehicles**

Street parking of vehicles must be in front of resident lot only (and only after driveway reaches capacity) and may not block any mailbox or trash pickup area. Vehicles that are wrecked, used for other purposes than personal transportation or passengers, untagged, unsightly and/or not in operating conditions may not be stored or situated within the property unless stored in an enclosed garage.

✓ **Lawn ornamentation**

Exterior sculptures, fountains, flags, birdbaths, and birdhouses greater than 25" in height must be approved by the arch committee.

✓ **Outdoor recreation equipment on property**

Any outdoor recreation equipment such as swing sets, trampolines, basketballs goals, etc. must be approved in writing by the Arch Review Committee prior to be placed on any Lot.

✓ **Commercial vehicles not allowed on property**

Commercial vehicles are defined as: 1) any truck or vehicle with tonnage capacity in excess of one (1) ton; 2) any vehicle used for the purpose of transporting persons for hire; or 3) any vehicle used for providing services to another person or entity for a fee or profit.

✓ **Garage doors**

Garage doors are to remain closed except for ingress and egress.

✓ **Other** (describe) _____

For those items above in which you are not in favor of, how might they be worded so that you would be in favor of them?

Item _____ Preferred wording _____

Item _____ Preferred wording _____

Item _____ Preferred wording _____

Any other topic you would like to address: _____

Thank you for your feedback!