

2022

# CHICKASAW POINT COMMUNITY SURVEY REPORT: COMMUNITY PERSPECTIVES & INPUTS FOR LONG RANGE PLANNING PROCESS

This document contains a summary of the long-range planning recommendations and supporting data collected and analyzed during the process. It is intended to serve as a guide for the POA Board of Directors over the next 5-year period.

Think about “Shalom” as you read this report. That is what many residents are looking for and describing when they chose to live in Chickasaw Point. Shalom means:

- Peace
- Harmony
- Wholeness
- Completeness
- Prosperity
- Welfare
- Tranquility

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NOTE: A copy of this document and the original survey questionnaire, along with copies of the Summary Reports by Survey Section (generated by Survey Methods) with respondents' comments, will be available on the [chickasawpoint.org](http://chickasawpoint.org) website. Click on Chickasaw POA tab and then Documents tab. Search for 2022 LRP Report Folder.

# **I. 2013 LRP Vision/Mission Reaffirmation**

## **Our Vision**

Chickasaw Point - An inviting community on Lake Hartwell where residents work, play and enjoy life together.... "A welcoming place to call home"

## **Our Mission**

Provide a friendly, involved, and appealing community for property owners and guests.

## **Our Values**

- Transparent and responsible leadership
- Fiscally responsible
- Pride in our community
- Forward thinking/planning
- Welcoming, inclusive, and caring community environment
- Greenspace/Nature/Environmental stewardship
- Community involvement/volunteerism within/outside our gate

## **Key Focus**

We want to attract and retain property owners who love to live in our community while enhancing the quality of life for all. Internally, our property owners have expressed a recognition that growth/renewal is important to the future viability of the community and its ability to attract and retain residents. External professionals have shared the need to have a long-range plan which includes key focuses on improving the overall appearance of the neighborhood and enhancing our package of amenities while retaining the feel of peace and tranquility through stewardship of our greenspace and natural resources.

Growth and renewal are important to the continued sustainability of this enterprise. Our community is poised for growth but a well-kept secret. We need to work together as a community to promote our value proposition both within and outside our gates. We also need to be diligent as members of Oconee County community groups to stay informed on changes that may affect us and be positioned to take advantage of them.

## **Reaffirmation**

A very important area covered in the 2022 Survey looked at the reasons cited by the respondents for purchasing their property in Chickasaw Point. As in 2013, five factors stood out above all others as reasons property owners decided to purchase here - the lake, being a gated community with a welcoming first impression, the golf course, the package of amenities available, and the culture/feel of the community.

## II. Executive Summary

### Our Last 10 Years

Over the last 10 years the complexion of Chickasaw Point has changed (See Demographics analysis). With the support of the community at large and the contribution of more than a hundred thousand volunteer hours on the part of many of our residents we have seen the following progress:

- Under the protection of our Bylaws and Covenants we now have 452 single family homes and villas on generally well-maintained properties. New construction continues and new and existing residents are investing hundreds of thousands of dollars to remodel current properties.
- Through the efforts of our POA Board of Directors and our Property Manager, Lisa Rose, the community amenities, and services we all depend on have been maintained in good working order despite constant concerns about funding. Again, we have been able to do this only because of hundreds of our residents contributing thousands of hours of volunteer labor and often their own personal finances as well as community fund raising projects or events.
- The construction of The Overlook was supported by the majority of the community and the POA Board stepped out on faith to fund this project for the benefit of the community.

### Where We Are Going - Our Next 10 Years

As property owners in Chickasaw Point, we understand the value of maintaining a healthy, vibrant neighborhood with amenities that allow us to continue to enhance our investment and support the lifestyles which we all dreamed of when moving to this beautiful lake/golf course gated community in the Golden Corner of the Upstate. With their investment in Chickasaw Point, most property owners also value strategic efforts that would increase or maintain our property values. The questions presented in our opinion survey were designed to assess the desire of the residents and property owners in Chickasaw Point on where they want the POA Board to focus to enhance quality of life for residents and where to invest for the future of their community while keeping assessments reasonable. Most of the respondents expressed a clear opinion that they like living in Chickasaw Point, appreciate what has been done already to make it a good place to live, and they want to see it grow and prosper for themselves and future residents.

They particularly value access to Hartwell Lake, our golf course, the welcoming entrance that gives a feeling of shalom, and the sense of security that our manned gate house provides. These opinions helped drive the remainder of this report to the POA Board for their planning/budget process over the next few years.

**It is important to note that most of the lots that will be available for growth in our future are interior lots, not lake front. It is essential that the Board focuses on maintaining or creating new ways to give more of our community access to Hartwell Lake.**

## **Our Property Owner Input**

A community attitude survey was conducted as a part of the five-year planning process to help inform our recommendations. (A copy of the survey is included in the Appendix Section.) The Committee acknowledges the thoughtful input of the 271 respondents to our survey and commends them for helping to direct the future of Chickasaw Point.

Of the approximately 544 surveys after removal of duplicates that were emailed, we received 266 responses, yielding a response rate of AT LEAST 49% - TRULY PHENOMENAL! Of the 232 households contacted via USPS mail, we received only 5 responses for a grand total of 271.

The survey results data base consists of a total of 271 survey responses from owners in good standing representing 29 Undeveloped and 242 Developed Lots. The 242 responses for homeowners came from a total number of 452 completed homes in Chickasaw, yielding a phenomenally high 54% survey response rate.

### **Highlights include:**

- The positive attitudes of newer residents who have either purchased, built new homes, or invested in remodeling existing homes send a clear message they expect a bright future for Chickasaw Point.
- Strong recognition that growth/renewal is important to the future viability of the community and its ability to attract and retain residents.
- High level of satisfaction with the community as evidenced by 90% of respondents who said they either have or would recommend it as a good place to live. Over the years, there has been some discussion of advertising Chickasaw Point, but the data seems to show that this is unnecessary.
- Significant recognition of the importance of the golf course to our community and strong support for efforts to improve its economic viability and success. This attitude is especially strong with newer residents which could be an indicator of a key factor in our future growth strategy.
- Clear direction that the entrance area appearance, greenspace, and our roads and roadsides should be well maintained and appealing. The Board should focus on acquiring available lots adjacent to the entrance to ensure the preservation of the greenspace feeling of shalom.
- Continued strong support for ongoing operation of our attended gated entrance.
- Mailbox standardization should not be mandatory but encouraged through ACC efforts to require for new construction or mailbox replacement when in state of disrepair.
- Continued support for importance and maintenance of our roads and amenities. The future use of the former Community Center and what activities would be housed there will be a significant decision for the POA Board in the coming months.
- 56.41% of respondents were open to consideration of Oconee County Sheriff patrols contingent on receiving additional information of what this would entail and how it would work in the neighborhood.

### **III. POA Board Actions Taken to Date to Address Survey Feedback**

- Rusted entrance sign replaced with stainless steel version
- Old welcome sign with directions to key amenities replaced with new sign that mirrors the sign at the entrance.
- The Board created the new Safety & IT Manager position and hired Daniel Nerdig to fill this role. The Safety & Security team has made major advancements in improving our security at the entrance gate and throughout the community to help protect our assets.
- The Overlook is nearing completion and key staff for the restaurant have been hired and are gearing up for our grand opening.
- The Chickasaw Point Golf Association (CPGA) management team has accomplished many of the survey suggestions including work on sand traps and cart paths.

## **IV. Board of Directors Short Term Efforts Feedback**

The following survey sections were not intended to inform the Long-Range Planning process. They were developed by the respective POA Management Committees for the purposes of obtaining community input for areas they are currently looking at, rather than for Long Range Planning. Mini reports for each section were provided to the Board and the respective committees for their information and action. They expressed their appreciation for the input and many of the suggestions have been implemented already. Feedback on how the information was and is being used will come out under separate communication.

### **Golf Course (Q 29-32)**

Members of the LRP Committee met with the Chickasaw Point Golf Association (CPGA) Management team to provide them the results of the survey. The data will be used to inform their operations planning and budget. Nearly 50% of our respondents cited the golf course as one of the reasons they chose to live in the community. 66.28% rated the golf course as highly important to the community and to themselves and 68.55% felt the course was either excellent or good. They provided 115 comments with suggestions or ideas to improve or enhance this valuable amenity.

### **The Overlook Operations (Q 33-42)**

The Overlook will be opening for business in the fourth quarter of 2022. The questions included in the survey were to help inform the Operations Committee on features or services that would be attractive to members of the community. Respondents provided 59 comments on suggested activities that could be offered and 257 ranked the options for usage of the facility. 65% of the respondents stated they would be open to the idea of a voluntary spending/convenience account but would like more information on how it would work.

Just a couple of survey observations based on comments provided:

- We are viewed as a lake and golf community. Based on all the comments provided, everything we do should reflect that.
- Comments entered for the question regarding other suggestions for possible activities generated a lot of good ideas. However, they include quite a few suggestions regarding exercise facilities. Since we have similar suggestions to repurpose the old community center into a fitness facility that may make more sense for the future strategic direction.
- The final question to test the level of interest in the use of convenience accounts generated a lot of comments that will give the Operations team good information on how to best explain and communicate a possible convenience account idea.
- In addition to the comments that were provided in the Event Center Mini-Report there were several comments submitted in the Great Ideas section of the survey that related to the event center and may provide some good ideas for the Operations team as well.
  - Common comments dealt with the desire for The Overlook to have an upscale atmosphere. This facility potentially adds an incredible asset for the community.

- Hiring an experienced Chef and Food & Beverage Manager was of utmost importance to offer the best experience to all guests. The POA Board has been fortunate to hire a professional team to respond to client expectations. The menu will include a nice variety of offerings, such as sandwiches, pastas, fresh salads and more. It should appeal to any palate, and not just golfers stopping by for a quick burger.
- Many suggested Sunday brunch would be an excellent offering that residents and guests would enjoy.
- If a 55+ Pocket Neighborhood Community is built, we should consider services such as a walking path to the new center or a shuttle service of some kind during big events. While this is likely not in the short-term, it is a great idea that could be put on the radar for future community planning.
- A golf simulator in the new event center would enhance our amenity package and potentially bring in revenue during rainy or cold days and for those working on their game!! This idea was selected as one of the top ten great ideas list.
- We need a sign located immediately inside the gate on the entry side saying, "We're glad you're here!" and our new Chickasaw logo and clear direction to the new center.

NOTE: The Board has already responded to this need and the sign was designed to mirror the sign at the entrance.

## **Security/Safety Enhancement (Q 69)**

### **Community Reception to Invitation to Oconee Sheriff Patrols**

First, the LRP Committee applauds the Board for the creation of the new Safety & IT Manager position and hiring Daniel Nerdig to fill this role. The team presented the survey findings related to this topic to the POA Board in a Mini Report and it was also shared with Daniel Nerdig to provide some ideas on how to enhance security and improve communication with the community.

While 56.41% of the responses indicated there would be conditional support for considering allowing the Sheriff to patrol our community, there were 99 questions and comments submitted on the survey. These related to concerns about how this would be implemented, the implications for our residents, and the external perception of our community. The many comments provide a clear perspective on the concerns and the kind of communication that would be helpful to define the real problems and how the POA Board will address them. The residents are concerned about the negative impact that might result regarding driving golf carts and utility vehicles on our private roads.

Ultimately, if the Board hopes to get 51% of the developed lot owners to make an affirmative decision, they need to be prepared to address these concerns. Before the issue is put out for a formal vote, the POA Board is reviewing these comments and will develop a communication strategy that clearly defines what the issues are, what the scope of the patrols would be to assist with solving these problems, and how the concerns expressed on the survey would be addressed.

## **Short Term Rentals (Q 70-75)**

Land use restrictions and governing covenants were put in place to protect the founders' original vision of Chickasaw as a gated owner-occupied single family residential community. Although not specifically stated, it is clear the intent of the Covenants was to preclude vacation-style occupancy of a residence/dwelling throughout the year and the governing documents language specifically attempted to restrict the use of property as time-share or rental units.

Property rentals that are not in compliance with the intent of the Covenants and Restrictions of Chickasaw Association Inc. have become an increasing nuisance for our community. Violations forced the POA Board to incorporate guidelines in the Bylaws to attempt to address the growth of VRBO, AirBnB, and similar types of vacation/recreational rentals while supporting the occasional need for owners to rent their homes due to life changes/hardships.

However, these guidelines are often ignored. In some instances, this issue has negatively affected our safety and security due to unauthorized access, unsafe vehicle operation, vehicles, watercraft & trailers parked on roadways or in common parking areas, and abuse of our amenities and CP property. It can also negatively affect our property values and enjoyment of neighboring homeowners. The survey questions were intended to "take the temperature" of POA members regarding short term rentals.

77% of respondents support the need to control short term rentals within our community and 70% would support modifications to our Covenants to clearly define the restrictions and how they would be enforced. Again, the need to continually educate area realtors that this is a residential community and the need to be cautious when they work with potential buyers that they inform them about these restrictions.

While there is overwhelming support for action, the responses to Question 73 shows a broad dispersion of views on the acceptable definition of the minimum number of days which may be the real challenge.

The comments on this topic have been very helpful to the Short-Term Rental task force as they structure the revised policy and covenant language and craft the communications to the community when the revision is put out for approval.

## V. Analysis of Responses by Survey Section

### A. General Demographics Section (Q 1-20)

The demographics section of the survey asked numerous questions about the respondents, how they discovered Chickasaw, what attracted them to buy here, and their demographics. This section summarizes some of this information for those respondents who are homeowners, giving us visibility into who lives here and for how long, and what attracted them to consider and then to make Chickasaw their home.

The following table looks at the length of ownership statistics for those homeowners who responded to the survey and compares those responses with the comparable figures seen in the 2013 LRP Survey.

Table X.1	How Long Have You Owned Property in Chickasaw Point?							
LRP Survey Year	Developed Lot (Homeowners) Responding	Less than 1 year	1 year	2-5 yrs.	6-10 yrs.	11-20 yrs.	20+ yrs.	No response
2022	242	20 8%	13 5%	67 28%	30 12%	52 21%	58 24%	2 1%
2013	199	2 1%	6 3%	23 12%	52 26%	78 39%	38 19%	0 0%

Many of us who have lived in Chickasaw Point for several years or more have the distinct feeling that there has been a significant shift in the population of the community over the past several years, as we see an increasing number of new faces. The above table dramatically confirms the validity of those feelings. The differences between the responses seen in the current 2022 Survey and the earlier 2013 one is striking. For example, 41% of our current owners had purchased in the past 5 years compared with 16% of the owners responding to the 2013 Survey. The 2 most prevalent Length of Ownership groups currently are 2-5 and 20+years (totaling 52%) as compared with 6-10 and 11-20 years (totaling 55%) in 2013.

Looking at the longer-term owners, many of those in 2013's 6–10-year category are now in the 11-20 group, indicating that, rather than selling and moving away, they have simply progressed to the next ownership longevity category. Similarly, many of 2013's longer-term residents- the 11–20-year category- who had apparently retired at an older age than some of the newer residents have, either progressed to the 20+ year category, moved away or, unfortunately, are no longer with us.

The following table shows the ages of homeowners responding to the survey. We do not have comparable figures for the 2013 Survey, so we can only guess what it might mean, but given the trend to newer (presumably younger) residents, it is highly likely that the earlier period had more older residents than we see today

Table X.2	Age of Our Residents					
Age Group	Under 40	41 - 50	51 - 60	61 - 70	71 - 80	over 80
% of Total	6%	10%	17%	37%	23%	7%
Cumulative %	6%	16%	33%	70%	93%	100%

Another interesting demographic trend shown by the survey responses is in the area of how all of our property owners were introduced to Chickasaw Point. The 3 predominant ways our members have been introduced to Chickasaw is either through a friend or relative, an online search or through a realtor, in all cases accounting for a total of 78% or higher. This pattern is not new, with the statistics like those seen in the 2013 Survey. Over the years, there has been some discussion of advertising Chickasaw Point, but the data seems to show that this is unnecessary.

Table X3. How did you originally find Chickasaw?	All Respondents	Recent Purchasers (Last 5 yrs.)	Younger Purchasers (Neither More Than 60 yrs. Old)	Older Purchasers (at least 1 More Than 60 yrs. Old)
# of Respondents	271	109	88	183
Friend or relative	33%	25%	24%	21%
Online	20%	32%	27%	16%
Through realtor	27%	28%	24%	29%
Newspaper article or ad	1%	2%	0%	2%
Just driving around	8%	4%	8%	8%
Other	9%	9%	14%	7%

Another very important area covered in the Survey looked at the reasons cited by the respondents for purchasing their property in Chickasaw Point. This is shown in the table below, listing the factors in decreasing order of importance. Five factors stood out above all others as reasons they decided to purchase here- the lake, being a gated community, the golf course, the package of amenities available and, interestingly, the feel of the community. Generally, the responses were extremely consistent from group to group, but some of the factors were more important to the newer residents than the longer-term ones, which may not be too surprising given the differences the community presents to potential buyers today versus 15-20 years ago. The factor showing the greatest difference between the two length-of-residence groups was the feel of the community, which was markedly more important to the newer residents, probably not too surprising.

Table X4. What attracted you to buy here?	All Respondents	Developed Lot Owners (Residents)	More Recent Residents (Last 5yrs)	Longer Term Residents (Over 5yrs)
Number Responses	271	242	95	141
The lake	76%	75%	77%	74%
Gated community	60%	60%	64%	57%
The golf course	49%	49%	45%	51%
Amenities package	45%	45%	54%	37%
Community Feel	42%	41%	56%	31%
Perceived value	29%	29%	33%	26%
Covenant Protections	27%	26%	25%	26%
The people	26%	25%	29%	21%
Family or friend	18%	16%	14%	18%
Realtor led tour	18%	18%	15%	21%
Community reputation	14%	13%	18%	8%

Looking solely at data for Undeveloped Lot Owners, plans for the future seem to be roughly evenly split among 3 options- build on it, sell it, or hold it as a means of access to the community amenities. Many of our lots are just too small to make them viable building sites. The POA Board may want to investigate options for making it easier and more cost effective to merge lots.

As with all the Survey Sections, there were many comments received in the Demographics responses. As this was the first opportunity for the responders to provide comments, they generally covered many areas.

## **B. Preserving Community Viability Section (Q 21-23)**

This section addresses the answers received in response to the Survey's Preserving Community Viability questions relating to whether respondents recommend Chickasaw to others, how they feel about the importance of growth to the continued viability of the community and whether we should pro-actively promote and advertise the community to attract new residents. We reviewed and compared the answers from all the respondents, as well as only Developed Lot homeowners/residents and only the newer (5 years or less) residents, to see if any significant differences existed in their attitudes. Generally, the responses were identical for all respondents versus only the homeowners, but in some cases, the attitudes of the newer residents differed significantly from the others.

Both the homeowners/residents and all respondents were strongly supportive of recommending Chickasaw Point to others, reporting an 88% positive response, but our newer residents were even more enthusiastic, reporting 93% positive recommendations. The comments from those responding "No" were primarily driven by high/growing assessment level and use of special assessments.

The Survey question asking whether the respondents felt that growth is important to the continued viability of the community received the same high positive response for all respondent groups at 86-87% across the respondent groups. Some of those responding "Yes" felt that the growth would help pay for our growing costs and help make the golf course become profitable. Those responding "No" cited concerns that the character of the community and its residents may significantly change as we continue to grow, that we may be approaching the maximum comfortable size. Some of the "No" respondents also cited concerns about the capacity limits of some of our infrastructure (i.e., beach area, marinas, boat launching ramps, etc.)

The responses to the Survey question about whether we should actively promote and advertise the community to attract new residents had an interesting pattern. Both the Developed Lot homeowner/residents and all Respondents split 62% versus 34% for and against, respectively (the remaining responses did not answer the question) but the newer residents were less supportive at 56% versus 40%. The "Yes" votes commented that growth resulting from promoting the community would help pay our increasing costs, but many of the "No" voters felt that advertising/promoting the community was unnecessary, that our growth has been strong due to strong advocacy from our existing residents and from realtors. Interestingly, our demographics responses also showed this same pattern, in which a significantly higher percentage of our newer residents were introduced to the community through direct contact with friends or family and by realtors before they purchased.

## C. Front Entrance/Community First Impressions Section (Q 24-26)

The first impression upon entering Chickasaw Point is that here is a safe, welcoming, beautiful and unpressured place to live. Each time you drive into our community through the front gate, you are greeted by the peaceful open greenspace view and the relaxed atmosphere that is the hallmark of Chickasaw Point. This open greenspace view is very important to the community, as shown by the survey responses. It adds value to our quality of life, and to the experience of visiting Chickasaw for golf and for future Overlook events. As a result, the committee makes the following suggestions to enhance the first impression of our community and protect and enhance the present greenspace.

### Survey Data Analysis

This section of the survey asked respondents to rank the level of importance and satisfaction for the following areas that affect the security and first impressions of our community.

- The appearance of the approach from South Union
- Our entrance appeal and signage
- The entrance/security gate and gate house
- Our gatehouse attendants
- Greenspace and view after entering the gate

The importance of each of the five (5) categories was rated very highly. If you take a critical look by counting the High and Medium responses, the perceptions ranged from 88 to 96 percent. Many of the positive comments were regarding the improved quality of our attendants and the feel of the greenspace giving a sense of peace. The fountain on the golf course was rated as highly important.

- Greenspace view after gate – 96%
- Gatehouse attendant – 93%
- Entrance signage and entry gate tied at – 91%
- Approach from South Union – 88%

The satisfaction level for each of the five categories was not as favorable. Again, if you take a critical look by just counting the Excellent and Good responses, then the perception ranged from 61 to 85 percent.

- Greenspace view after gate – 85%
- Gatehouse attendant – 81%
- Approach for South Union – 65%
- Entrance/Signage – 62%
- Entry gate/Control – 61%

An analysis the 467 comments on these topics was done to see if there were any items that could be changed that would improve the satisfaction level. The categories that indicated the highest level of dissatisfaction and the number of negative comments found are listed below:

Entry Roads 49  
Sign 60  
Gate House Appearance 23  
Gate Operations/Controls/Attendants Appearance 31  
More colorful landscaping 19  
Entrance Area Lighting 16  
Greenspace view after gate threatened or wasted 14

## Accomplishments To Date

- **Signage** - The entry sign has been replaced with a stainless-steel version to eliminate the rust issue. However, the lighting on the sign needs to be improved.
- **View after gate** - The lighted fountain on the golf course pond is being maintained by the golf course team.
- **Gate operations** - Improvements have been made to reduce the probability of lightning strikes. A completely new security system has been installed.
- **Gate attendants' appearance** - The Gate Attendants now have uniforms.

## Short Term Recommendations

- **Entry roads** - The entrance area and road are scheduled for paving shortly following the completion of construction of the Overlook. While the entry is being repaved, the roads committee should address the negative damage and discoloration of the existing curb system and landscaping. Alternatives should be evaluated to minimize maintenance and improve the appearance. Consider widening, angling, or rounding the entrance and departure lanes rather than the perpendicular turn that currently exists or other short-term alternatives. (See long term recommendation.)
- **Gatehouse appearance** - Although the Gate House has been modified for the new security system, it still looks dated. The desire of the respondents is that, at a minimum, it be painted and roofed to reflect the exterior of the new Overlook. (See long term recommendation.)
- **Lighting** - Although there has been some attempt to improve the lighting at the entrance, the Safety & Security team should do a deeper analysis into the specific comments to improve the satisfaction level. A light was placed on the pole at the entrance, but it is too bright and can blind a driver turning left at night and not see a vehicle approaching on South Union. Consider better lighting on entry sign and flagpole area.
- **Landscaping** - The respondents indicated that they would like to see more colorful landscaping.
- **Screen the new home** – Determine some form of screening or landscaping to restore the feel of greenspace at the entrance.

With what has already been done and with the recommended near term changes the satisfaction level would likely be acceptable. In addition to the roads committee, the POA Board should decide if they want to expend the funds to address the other recommendations and establish a committee to evaluate and develop quick hit/cost effective recommendations.

## Longer Term Recommendations

A committee should be formed to develop and evaluate ideas for a significant overhaul of the front entrance and the preservation of our valuable greenspace including:

- Total redesign of the entry area including modifying the entrance lanes as well as other areas in the community to better accommodate large trucks and vehicles.
- Consider relocating and updating the gatehouse and security gates. (Review 2016 Master planning recommendations)
- Plan for the best use of the old POA office site as well as the open area on the other side. (Review 2016 Master Plan Area G)
- Relocate or better screening of the drydock storage areas, dog park and community garden areas.

- Preserve and enhance the welcoming greenspace view and experience while introducing amenities that better utilize the open area for the benefit of the residents.
  - Protect the entrance from future construction (See following proposal).
  - Utilize the median greenspace inside the gate for a Walking/Jogging/Exercise trail. (See 2016 Master Plan Area F, research study packet for design and potential cost estimates.)
  - Potential use of prior POA Office site for pickle ball and tennis courts and other recreational activities like bocce ball, horseshoes, basketball, etc.
- Maintain existing parking lot for use by the gate attendants and residents using the proposed amenities.

## Greenspace Preservation Proposal

While our welcoming open greenspace view is very important to the community this important asset may be lost in the future as more houses are built along our entry way. The POA Board could work to preserve this area by acquiring the vacant lots which form the present greenspace. The total cost to buy the lots may be feasible, perhaps less than \$40,000 for all, considering that the POA already owns 2 lots in this zone and that some lots there are "underwater" (they owe more delinquent POA dues than the lots are worth, hence the owners might welcome an offer from the POA).

This proposal is a suggestion for the POA Board to consider acquiring (by purchase or trade) the 11 lots bordering our entrance drive between the gate and the left turn toward the Pro Shop. There are 4 lots on the left side (just after the new house) and 7 lots on the right side (see Table below). The right side has 9 lots, but since the POA already owns 2 of those, we only need the 7 more.

The market value of these 11 lots is low, as is indicated by two lots in this zone already defaulted and now owned by POA, and some lots "underwater" in that they owe more unpaid back dues than the lot is worth. For example, the 4 lots on the left side owe a combined amount of \$21,365 in unpaid dues (according to Lisa's records), but the 4 lots are only worth about \$4000 each, or less. So, it may be possible to acquire these 4 lots for very little money, if the POA just offers to cancel the owners' debt in exchange for turning over the lots. The lot owners would have difficulty selling to anyone else, other than the POA, because the unpaid dues must be paid at closing for a sale.... causing a negative sale price in this case.

The estimated total market value of these 11 lots as about \$54,000 . . . but our purchase price may be less than this, considering that these 11 lots owe back unpaid dues/assessments in the total amount of \$36,670. A rough estimate for the market value for each lot was developed as follows:

- First, consider that the lot with the new house (visible from the gate) was bought in November 2020 for \$6000. This is a double lot on the golf course. So, the estimated value of the nearby single lots on the golf course are worth about \$6000 each.
- The single interior lots (not on golf course) are worth about \$3000 to \$4000 each, or less.
- Therefore, the four lots on the left side of Chickasaw Drive are worth about \$14,000 total (none on golf course), and they owe over \$21,000 in unpaid dues assessments. The POA could give a written offer to the defaulting owners to forgive their debt in exchange for turning the lots over to POA ownership.

- There are 9 lots on the other side (right side) of Chickasaw Drive. Two of these lots have already been acquired by the POA. This means that those lots were not worth much.... otherwise, the owners would not be giving them up to the POA.
- Of the 7 lots that we need 5 are golf course lots, so are worth about \$6000 each, while the other two are worth about \$4000 each for a total market value of about \$40,000. However, according to Lisa's records, these 7 lots have a combined unpaid dues of \$15,300. The rough estimate is that the POA would have to pay about \$30,000 to acquire the 7 lots on the right side of Chickasaw Drive.
- The Board could ask an appraiser for a better estimate of these lot values.
- The committee recommends that the Real Estate Board liaison not sell the two lots in this area already owned by the POA and work to acquire the additional lots outlined above as part of the plan to save the front entrance greenspace view.

**TABLE 2. Summary for Lots with border on Chickasaw Drive near front entrance.**

Note: For some lots, the County's Tax Value is based on classification as "golf course" lot, when the lot actually has no golf course frontage, as shown on the map. These incorrectly valued non-golf lots are marked as: Golf X

<b>Lot Number</b>	<b>Description</b>	<b>County's Tax Class X = wrong</b>	<b>County's Tax Value</b>	<b>Estimated Market Value</b>	<b>Unpaid Dues for this group of lots (Per Lisa):</b>
	Group 1:				
1121+112 1115 1114 1113	<b>4 lots on left side:</b> (1 double lot, 3 single lots, with back yards on Chickasaw Dr.)	Golf X Golf X Golf X Golf X	Taxable value for 4 lots with "golf" class: \$ 42,100	Market value for 4 lots: \$ 14,000	Unpaid back dues for 4 lots: - \$21,365
	Group 2:				
001 - POA 002 003 004 005 006	<b>6 lots on right side</b>  (First one is already owned by the POA)	Golf Golf Golf Golf Golf Golf X	-- Taxable value for 5 lots with "golf" class: \$ 45,760	-- Market value for 5 lots: \$ 30,000	-- Unpaid back dues for 5 lots: - \$9,401
	Group 3:				
015 - POA 015 017	<b>3 lots on right side</b> (First one is already owned by the POA)	Golf X Golf X Golf	-- Taxable value for 2 golf lots: \$ 19,080	-- Market value for 2 lots: \$ 10,000	-- Unpaid back dues for 2 lots: - \$ 5,904
<b>TOTAL for 11 lots</b>	<b>4 Lots on left; 5 Lots on right; 2 Lots on right</b>	0 Golf 4 Golf 1 Golf	Taxable value for 11 golf lots \$ 106,940	Market value for 11 lots: \$54,000	Unpaid back dues for 11 lots: - \$ 36,670

## D. Mailboxes/Second Impressions Section (Q 27-28)

### Survey Data Analysis

The subject of mailboxes was addressed in the Survey by two questions- whether respondents would voluntarily commit to upgrading their mailboxes to a standard and whether they felt the upgrade should be made mandatory. The data was analyzed overall and by respondent category: Developed Lot Owners and from Newer Residents (fewer than 4 years), Longer Term Residents (4 or more years), Full-time Residents and Part-Time or Weekend Residents. Although the results were consistent, there were some interesting variations.

40-43% of the various categories of respondents had already made the upgrade. However, among those who had not yet done so, the Newer Residents (21%) and the Part-Time/Weekend Residents (18%) were more enthusiastic about committing to the upgrade than the Longer-Term Residents (11%) and all Full-Time Residents (13%). That left some 46-49% of the less enthusiastic groups' members recording unwillingness to commit to an upgrade.

On the question of making the upgrade mandatory, the great majority of the respondents were against it, although here again, the Newer Residents (64%) and the Part-Time/Weekend Residents (57%) were less adamant than the Longer-Term Residents (73%) and Full-Time Residents (74%).

	All Responses	Developed Lots Only	Resident 4 or fewer years (Shorter Term)	Resident longer than 4 years (Longer Term)	Full-Time Resident	Part-Time or Weekend Resident
Number of responses	271	242	74	167	187	54
<u>Would voluntarily upgrade</u>						
Done						
Already	38%	40%	42%	40%	40%	43%
Yes	17%	14%	21%	11%	13%	18%
No	45%	46%	37%	49%	47%	39%
<u>Support mandatory upgrade in 3 years</u>						
Yes	33%	29%	36%	27%	26%	43%
No	67%	71%	64%	73%	74%	57%
Offered comments	35%	35%	27%	38%	37%	27%

The comments generally opposed imposition of mandatory requirements and added cost for something deemed unnecessary, and supported diversity of mailboxes, especially those that were matched to the house styling. **This issue should be referred to the ACC for action.**

## **E. Pool and Surrounding Area Section (Q 43-47)**

The Olympic size swimming pool at Chickasaw Point is a gem in the community located next to the lake between the marina and the Community Center in our 4.47-acre common area. Popular for families with children, aquatic exercise classes, and pool parties -- the pool surrounding includes a generous social gathering area with two pavilions (one with lakeview), picnic tables and sunbather lounge chairs, and is served by a poolside cabana and adjoining bathhouse. The nearby outdoor grilling pavilion and the Community Center's new lighted deck, overlooking the marina and pool, are adjacent amenities enhancing the pool area's attractiveness for lakeside events such as family reunions and birthday pool parties. In 2020-21, the Women's Club volunteers provided flowers in large planters all around the pool, adding a touch of beauty and evidence of community caring to the pool area's pleasant atmosphere.

### **Survey Data Analysis**

#### **Importance Rating on the Survey.**

The community's swimming pool continues to be a highly rated amenity on the 2022 survey, as it was on the previous surveys in 2013 and 2008. A rating as either "high" or "medium" importance to their families was given by 78% of survey respondents for the pool. The pool cabana snack bar and tables also received a "high" or "medium" rating of 73% and the pool bathrooms received a rating of 78%.

#### **Comments by Survey Respondents.**

The importance of the pool to the community was reflected in comments such as "Love our huge, beautiful pool!!!" and "Pool is main reason we moved into Chickasaw". Many comments recognized that our pool and surroundings (cabana, pavilions, bathrooms) are old and needing general maintenance and repairs.

#### Comments for pool:

- Request for longer swimming season and heating the pool in April/October
- Need for more umbrellas and shade
- Several requests for a kiddie pool area
- Need hot water in showers, and doors back on showers
- Fix the shuffleboard surfaces.
- Request for (sloped) "infinity walk-in" near steps at shallow end.
- Multiple complaints about blue viewscreen mounted when hedges bordering and shielding the pool area were cut down.

#### Comments for the Cabana and snack bar:

- Many commentors expressed appreciation for the snack bar treat availability
- Multiple requests for more and better types of snacks: sandwiches, ice cream
- Suggestions to supply the Cabana snack bar from the Overlook's kitchen
- Suggestion to offer drinks at the pool (using special safe cups) as a fund raiser.
- Sell Chickasaw logo items from Cabana (tumblers, t-shirts, sun visor)
- Use the sales income from bar and merchandise to support the pool
- Have a checkout system for games

## **Comments regarding recent changes to the Pool Area.**

Subsequent to the development and administration of the survey, several significant unanticipated changes were made to the pool area that altered the services that were being provided by the very popular cabana and snack bar as our community moves into an era of electronic efficiency and surveillance. The welcoming and attentive pool attendants were replaced with the gate card-reader and security cameras to monitor the pool area.

The changes have some advantages, in cost savings and in more flexible times for using the swimming pool via the new entrance gate system, and card reader. This flexibility answers some of the commentors' requests, such as for a longer season for pool use, or for opening the pool earlier to accommodate lap swimmers. However, as stated earlier in this report, the importance rating of the cabana service was 73% and many of the comments centered on expanding, not eliminating the snack bar and pool staff.

The committee recommends that the POA Board consider conducting a mini survey prior to the finalization of the budget cycle this year to find a compromise between the benefits of better security at the pool while providing some level of cabana services and personal assistance.

## **Potential Enhancements to the Pool Area**

The survey listed two potential enhancements to the pool area:

(1.) An expansion of the cabana's table area with a new deck overlooking the marina and having some lakeview (view unobstructed by pool's fencing, which would be located below the high deck). 48% of the survey respondents gave a "high" or "medium" importance rating to the new deck idea.

(2.) Adding a firepit with seating to the cabana deck. 39% liked the firepit with seating idea.

Other enhancements include improving the connection and flow between the swimming pool and the Community Center so both could be used for an event such as family reunion, birthday pool party or community event.

## **Proposals Contributed by Survey Respondents**

Comments regarding the pool area were also given for the survey's last question, which invited the POA members to give their best ideas (the Great Ideas Contest). Two of the Top Ten best ideas selected by the LRP committee for recognition at the POA annual meeting included proposals related to the pool:

(1.) General Pool Area Upgrades (as advised by the Pool Manager).

(a) Bathroom facilities upgrade to include enlarging the bathroom stalls and adjusting doors to swing outward in both men's and women's bathrooms. Presently, people using the stalls need to step sideways, making it a tight squeeze for adults and children.

(b) Install an outdoor shower, which will help reduce the debris that patrons bring into the pool area on their shoes. The dirt finds its way into the pool water making additional water treatments and cleaning necessary. Pool patrons would be asked to wash down

their feet before entering the pool area. They could also use the shower to rinse off the chlorine upon leaving the pool.

(c) Future upgrades might include finding a way to cool the pool water, which in the hot summer months heats to an approximate range of 78-84 degrees making the water less refreshing. Following discussions, Lyle Klinge offered his assistance in researching fountains as a cooling option, as well as contacting DHEC regarding regulatory restrictions for any additional pool devices.

(2.) Proposal for allowing spill-proof tumblers at the pool for adults only. Benefits would include enhanced pool parties and the income potential to the POA (or to approved providers such as Pro Shop, Men's Club, Women's Club, pool cabana) from selling the tumblers at their events.

## **F. Current/Future Outdoor Recreation Activities/Amenities**

### **Sections (Q 48-50, 61-63, 64-65)**

While infrastructure and administrative services are important, the lake and recreational amenities offered, and activities supported by Chickasaw Point are what makes it an attractive place to own property and sets it apart from other residential communities in the area. They are at the heart of our vision and what bring us together and help us enjoy our life. However, they may not be equally important to all our property owners since they may not be able to take advantage of them.

With the swimming pool, tennis and pickle ball courts, marina, access ramp, and picnic area, this recreation area could become the hub for our residents and friends to enjoy what our lovely lake area and warm weather provides. The pool and tennis/pickle ball courts are covered by separate reports in this document. This section covers other areas covered by the survey.

### **Survey Data Analysis Report on Outdoor Recreation Activities/Amenities**

- A. Beach, pavilion, picnic area, kayak storage
- B. Boat ramp and courtesy dock
- C. Recreation Center Area, walking paths, greenspace
- D. Additional Community Activities (nature trail, garden, dog park, etc.)
- E. Suggestions for New Activities

### **Summary of Survey Feedback Analysis**

**Importance Rating on the Survey.** POA members were asked to rate the importance of each outdoor amenity or activity and to write any comments regarding them.

The community's beach area continues to be a highly rated amenity on the 2022 survey. A rating as either "high" or "medium" importance to their families was given by 80% of survey respondents for the beach. The adjoining picnic pavilion and picnic tables with grills received a rating of 81% and 76%. The kayak storage next to the beach was rated at 42%. The boat ramp and courtesy dock on opposite side of the road received a rating of 74% and 76%, respectively. The grassy open area with its lake views on both sides of the road received the highest rating of 82% by the community.

#### **Beach Area – Comments:**

The following comments indicate a general lack of recognition that the beach area is controlled and regulated by the Corps of Engineers, not by Chickasaw Point:

1. The sandy beach area needs to be expanded with more white sand spread out, and also regular cleaning to remove debris. (The original sandy beach area appears to have gotten smaller over the years due to gradual grass encroachment on the sandy edges, and this could be reclaimed.)
2. More beach chairs with better quality (fitting the "rustic elegance" theme) should be added.

#### **Pavilion/Picnic Area – Comments:**

1. The picnic tables should be cleaned and repaired (sealed); the picnic grills should be cleaned.
2. Pavilion needs repairs (electrical outlets), new fans, cleaning, and staining. Lights too bright.
3. Grassy open area is valued; needs some muddy areas filled and the firepit to be maintained.

4. Parking is not sufficient for both the beach and boat ramp usage.
5. Concern about parking on the grass, potential damage to old trees.

### **Canoe and Kayak - Comments:**

There were 38 comments on this topic, most noting the large need for more canoe/kayak storage racks and the long waiting list. Some requested moving the kayaks to another area, to improve appearance of the beach area. New sites suggested were near the marina below the pool or move to the boat ramp side. (Additional sites could be out Laurel and Point Road area.)

### **Boat Ramp and Courtesy Dock - Comments:**

1. Need to repair and re-open the second boat ramp.
2. The parking is inadequate for both boat ramp and beach users. Was suggested to have boat trailers park at the Community Center instead of across from the boat ramp. (This would help the issue of trailers protruding out into traffic path. Would need to paint/re-stripe some long spaces at the CC parking lot and add signage.)
3. There is concern that non-residents are using this area and adding to the congestion.
4. Courtesy dock needs a ladder for small boat access, and better lighting.
5. Courtesy dock is also being used as a fishing pier. (Community needs other fishing pier sites.)

## **Issues for the Community's Lakefront Common Area**

Chickasaw Point is a lakefront community with 1687 residential lots, but only 254 lots are waterfront. Most of the community, over 1200 lots, is non-waterfront and depends upon the community's small lakefront common area for their lake enjoyment. The major issue is that this beautiful lakefront common area is not large enough to support the need for lake amenities by the present number of non-waterfront houses, and will become more crowded with the future growth in the community (which will be mostly non-waterfront houses needing this lake access.)

This elongated 4.47-acre lakefront common area has two zones:

Zone A - the far end (about 3 acres) for the Community Center and its large parking area, the tennis courts, swimming pool, marina access and a lakeside wooded area bordering the marina and pool; and

Zone B – the smaller narrow zone (about 1 acre) containing the road access into the common area with picnic pavilion, picnic area with tables and grills, beach, kayak storage racks, boat ramp, courtesy dock, and a small parking area that serves both the beach and boat ramp. The beach and most of the valued grassy greenspace in this narrow zone is federally owned property managed by the Corps of Engineers. The community owns very little greenspace in its common area, as much of the acreage is paved for road access or parking lot.



## **Recommendations for Study of Issues Identified**

The LRP Committee recommends forming the following study subcommittees, to prepare a report for each issue identified here, to be given for the POA Board's consideration. Each study report would follow this format: (a) description of the issue and background, (b) list of possible solution options, (c) evaluation of advantages/disadvantages for each option, and (d) best solution recommended for the POA Board's consideration.

### **1. Parking for Boat Ramp and Beach Areas.**

There is congestion and not enough parking space for both uses (boat ramp plus beach/picnic) in our small common park area. The boat trailers are often protruding out into traffic path. Evaluate the option to have boat trailers park at the Community Center parking lot, and other options for reducing parking congestion (possibly an additional boat ramp location). The grassy open space is the highest valued amenity and should not be used for a parking lot.

### **2. Canoe/Kayak Storage and Launch Sites**

There is a large demand and wait list for racks to store canoes or kayaks near the water. Recently a 4<sup>th</sup> (privately owned) storage rack was added to the existing 3 racks near the beach, but this is beginning to look cluttered. The subcommittee will evaluate other sites (such as on our common area near the marina between the pool and the lake) and additional sites for more racks located around the community to provide convenient small boat launch sites for the non-waterfront lot owners. This amenity will help improve the market value of the many undeveloped interior lots.

### **3. Lake Access Mini-Parks**

Additional lakefront common areas are needed to adequately support the needs of the 1200+ non-waterfront lots and provide more lake access amenities for these interior lot owners. The study report will evaluate options for sites for mini-parks based upon using our existing T-property and POA owned lots. These mini parks could be as simple as a trail from the road to a picnic table or benches with lakeview, or to a kayak storage and launch site, to a more comprehensive new park with a fishing pier. A fishing pier is needed by the families currently bringing their children to fish from our courtesy dock, for lack of any better option for the non-waterfront homeowners.

## **G. Recreation Center - Tennis/Pickle Ball Courts (Q 51-55)**

The usage on the two Chickasaw Point tennis courts has increased significantly with the growth of pickleball in the community. Pickleball is the fastest growing sport in the United States. Many communities like Chickasaw Point now have dedicated pickleball courts as part of their amenity package. This growth was spurned by the 'older' generation but over the last few years the 'younger' generation has been driven to the game as well.

### **Survey Data Analysis & Key Findings**

The survey comments strongly advocated for upgraded pickleball courts. The survey results indicated that 35% of the respondents play pickleball at least once per year. Pickleball is currently played on the Chickasaw Point tennis courts with dedicated painted tennis and pickleball lines on the same court. Tennis nets are currently used for both tennis and pickleball. Tennis nets are two inches higher than pickleball nets making the 'pickleball courts' out of compliance. In addition, the width of pickleball nets is 22 feet and is 33 feet for tennis. Side angle shots in pickleball cannot occur when playing with tennis nets again making the game out of compliance.

Finally, the existing courts are cracking and need to be resurfaced no matter what is done. A perfect time to consider the following options.

### **Long Range Plan Options**

There are two options for enhancing this amenity. The first is to build dedicated pickleball courts and the second is to modify the existing courts into a configuration more viable for pickleball. There are advantages and disadvantages for each option.

### **Dedicated Pickleball Courts Option**

#### **Advantages**

1. Playing on dedicated courts is a very attractive amenity and in keeping with demand from the community. Ultimately dedicated courts will be required - it is just a matter of time.
2. Pickleball courts are played on a smooth concrete surface with either a polyurethane or an acrylic surface coating. This surface is different than traditional concrete tennis courts such as we have today. These pickleball surfaces have a double-length shock absorption understructure that lessens the impact and risk of injuries compared to traditional tennis surfaces.
3. Dedicated pickleball lines on the pickleball courts and dedicated tennis lines on the tennis courts make for less confusing play.

#### **Disadvantages**

1. A location would have to be found within the community to build these courts. There are several viable options including the following, each with their own pros and cons:

- a. The parking area to the right of the existing Community Center up the hill from the current tennis court. The benefit for this location is access to an existing restroom facility and the potential con is additional noise nuisance.
- b. The previous location of the old POA office near the front entrance. The pros are access to an existing parking lot and not likely noise nuisance. The cons would be not near a restroom facility and a potential security risk that would need to be addressed.

2. Cost. Each dedicated court will cost between \$25,000 and \$50,000 depending upon several factors.

## **Modify Existing Tennis Courts Option**

Reconfigure the existing tennis courts to accommodate four pickleball courts while maintaining the two tennis courts. To do this the existing courts would require approximately ten feet of additional space on one side of the courts. This can be accomplished by pushing the fence by the hill back another ten feet (towards the hill).

The existing tennis posts and nets would be moved five feet closer to the new fence and surface material would be added up the new fence line. Two pickleball courts would fit on each reconfigured tennis court providing a total of four pickleball courts. We could purchase pickleballs nets that are movable and easily carried to the side of the fences when tennis is being played. The courts could be resurfaced and new tennis and pickleball lines painted.

## **Advantages**

1. Cost - this will be less expensive than building new dedicated courts. This work will coincide with the court resurfacing which needs to be done no matter what option is chosen.
2. The court and net dimensions would be compliant with all pickleball requirements.
3. New space would not have to be secured to build dedicated courts.

## **Disadvantages**

1. The surface would remain hard concrete which is not as soft as the recommended pickleball surfaces.
2. Dedicated pickleball courts are nicer and more consistent with today's demand and expectations for this growing sport.

## **Recommendation**

We recommend that a committee is formed to explore both options and present the finding to the Board for final decision.

## H. Community Center Repurposing Options (Q 56-60)

### Background

A long-range plan needs a focus on improving the overall appearance of the neighborhood and expanding the functionality of our amenities through new construction or remodeling of the existing facilities. Several years ago, the board asked J Davis to give them an assessment of the possibility of remediating and remodeling the Community Center to meet current needs versus construction of a new facility. The feedback was that it would be costly to remediate for mold, fix the roof structure to eliminate leakage and other structural issues, bring the plumbing and wiring up to code. More importantly, finding a solution for the need for additional activity space (up to 180 people), and additional parking spaces. At the same time the old pro shop and POA office building needed remodel and repairs as well. With this analysis and the support of the community the decision was made to move forward with construction of a new facility at the golf course location.

With the opening of the Overlook this year it becomes imperative to develop a strategy for the repurposing of the existing Community Center. The direction for the future use of the existing community center facility needs to be resolved in a timely manner as it requires POA funds to be dedicated to maintenance just to keep it in operating condition. Future investment should be directed to what meets the most need for our community while being cost neutral.

By design the Overlook provides room for most of the activities and events that are currently supported at the old Community Center as well as for the golf course pro shop and grill. As a result, the cost benefit analysis for maintaining the old building becomes more challenging.

The LRP survey was intended to give the committee a sense of what the community might like to see happen with the aging Community Center and what should be recommended to the POA Board. However, given that many of the respondents did not really understand what activities will be moving to the Overlook, this area required a careful evaluation given the bigger picture and reviewing the data and comments.

**The POA Board should take a hard look at what it costs to rehabilitate the community center versus the ongoing running costs.** The existing community center basement area continues to be damp and musty with mildew and potential mold issues. The existing exercise equipment is dilapidated, and the area is not well maintained. It creates safety and potential health issues. The basement should be purged of all antiquated equipment, furniture, etc. and cleaned up. Continued use of the area should be discouraged until a decision is made to rehab the building and the appropriate moisture barriers implemented. One preliminary estimate for moisture remediation would be as much as \$12,000 to \$15,000 to complete this effort.

### The Overlook Use versus Community Center Use Analysis

The survey was conducted before there was a clear understanding of what capabilities would be supported by the new Overlook. An evaluation of how to best repurpose the current Community Center requires an understanding of the plans for use of the Overlook facility. Current thinking is to use it as follows:

- There will be four main areas for activities and events. The grill/deck, the multi-purpose area, and the lower-level activity and conference rooms.
- Groups may reserve and use either the upstairs multi-purpose room or deck/covered porch or both, or the activity room or conference room on the lower level.
- Examples of uses of the Multi-purpose Room: Large events, POA meetings, golf club member meetings, bingo/bunko, some special events, and happy hours, etc.
- Men's and Women's Clubs monthly meetings are planned to be held at the Overlook in the multi-purpose room. There will be dedicated storage space for men's and women's club use in the lower level freeing up space in the old community center.
- Examples of uses of the Activity Room: golf league meetings, tournament registration, arts and crafts clubs, card groups, book club, fashion show and wedding dressing area, etc.
- Examples of uses of the Conference Room: POA working meetings, Marina association meetings, CPGA working meetings, tournament planning, social club officer meetings.
- Scheduling of rental parties and events for external users will be subject to a review of the needs of the local community versus revenue potential.
- **Each special event in the community would be evaluated as to the appropriate venue to house the activity. Community fund raising events such as the pancake breakfast or steak fry that prefer not to take advantage of the Overlook Food and Beverage services may be best served at the Community Center if the necessary resources are available.**

## Key Survey Analysis Findings

Question 56 asked the respondents to rank the importance of the current community center activities that take place in the existing facility. However, due to the timing of the survey, the two highest ranking options were:

- The multi-purpose space and community parties/happy hour both getting H or M ranking by 205 of the respondents or 88%.
- In contrast on satisfaction level 71% rated the multi-purpose area only Good, Fair or Poor. The new deck was very popular with the community with 201, 79% rating it H/M.

The next most important was exercise/fitness space:

- 163 of 252 or 65% ranking H or M.
- While fitness was ranked important the satisfaction level was rated no opinion by 102 or 41% either because they did not know there was anything there or the current situation is not meeting expectations for exercise.
- Of those that rated the level of satisfaction only 24% rated it excellent or good. 36% Fair to Poor.

On question 59 the request for ranking ideas for future use of the facility was done without a comparison to the planned Overlook function:

- 170 respondents out of 247 or 69% rated enhancing the multi-purpose space H or M. Many of the activities perceived to be important to occur in the space however are expected to move to the Overlook.
- Fitness center was next with a rating H or M by 157 or 63% out of 251 respondents. It is important to note that the no opinion group dropped down to 20 from 102 or only 8%

which indicates the level of interest in something that meets the needs for a real exercise space. Also, not surprisingly, the interest in a fitness center was rated more important to newer and potentially younger residents who have lived here less than 6 years.

## Detailed Desired Activity Data Analysis

The survey listed eleven (11) different activity areas. Nine (9) of these are internal to the facility and two (2) are external. The two that are external only support two of the listed internal areas: multi-purpose open space, and Community parties/Happy hours.

- Multi-purpose open space (could continue to be used for Pilates, yoga, exercise groups that do not use equipment)
- Exercise/fitness equipment/weights space
- Community parties/Happy hour – moving to the Overlook
- Lakeview deck
- Library
- Lending Closet
- Billiards/pool
- Darts
- Bingo – could move to Overlook
- Mahjong and other card games – could move to Overlook Activity Room
- Sheltered grilling resources

A look at the rated importance of each internal activity (Discounting No Opinion) ranged from 88 to 50% with Multipurpose Open Space and Community Parties / Happy Hours tied for highest at 88%. In third place is Exercise/Fitness Space.

**These ratings were evaluated and adjusted for a lack of understanding of what activities and services are planned to be provided at the Overlook. Happy hour and larger community parties will be moved to the Overlook facility so that would likely have reduced the level of importance and moved fitness space up.**

A critical look at the perception of the condition of the areas (counting fair with poor and discounting no opinion) has them ranging from 85 to 40% favorable. Billiards and the current Exercise Equipment located in the basement were the lowest with 44 and 40% respectively. The basement continues to be damp and musty, the existing exercise equipment is dilapidated with risk of injury, and the area is not well-maintained creating safety and potential health issues. The basement should be purged of all equipment, furniture, etc. and cleaned up. All men's and women's club areas need to be reviewed as well and get the remaining items relocated to their new space in the Overlook.

There was a total of 97 comments. Some of the concerns about condition that were listed are:

ADA Compliant – bathrooms, dropped floor to the central area with steps, access

Poor air quality, mold, health hazard

Poor heating and air

Sidewalks and sinking concrete cracks

Water damaged ceiling tiles and poor lighting

Library and Lending closet need to be enlarged and updated

Needs to be updated and/or cleaned more regularly

## **Long Term Repurposing Options**

The main conflict appears to be the need for an alternate venue space versus the desire for an appropriate exercise/fitness and recreational area or whether it is cost/benefit feasible to maintain the facility at all. The only comments concerning repurposing were to make it an Exercise/Fitness area. The facility is currently multi-purpose and supports all the listed activities (most of which will move to the Overlook) adequately except for Exercise/Fitness. If it is converted to an exercise/fitness area, then it cannot be used for many of the other listed current activities.

### **Alternative 1 – Lower Cost Option to Create Recreation/Fitness Center**

The current facility could be transitioned to a focus on fitness activities with minimal investment. Choosing this option would minimize its use as a multi-purpose area.

- The main floor central area could be kept open to support floor exercises, Pilates, yoga, and potentially dance classes.
- The upper level is currently being used for darts but is cramped and lack of air conditioning makes it very uncomfortable. The main floor fireplace is not functional and could be faced with dry wall and dart boards mounted for use. Exercise/weight benches could serve as seating to the players.
- Exercise equipment and weights chosen with balance in mind placed on the side area closest to the deck. Mirrors could be placed along the end wall beside the kitchen door.
- Although not ranked as important activities, the pool/billiards and game tables could be moved to main floor on the opposite side. However, these tables are not in good state of repair. A decision would need to be made whether valuable floor space should continue to be used for these activities or dedicated to additional exercise equipment. Dispose of the existing tread mill which has not been maintained properly.
- Close off the lower level for public use. Use for storage only.
- Expand and maintain the lending closet and library.
- Remodel the bathrooms and make them ADA compliant.
- Create a dedicated office for the security team and their equipment with the option for a future Director of Recreation office on the upper level.
- Potentially maintain the kitchen for events to be held on the deck, pool, and recreational areas.
- Contract for mold remediation and prevention and improve the A/C for the main and upper floors.

### **Alternative 2 – Comprehensive Recreation/Fitness Center Design**

Establish a committee to begin research and design of an upgraded pool, exercise/fitness complex, and recreational facility on the point as well as expand the pickle ball and tennis courts. Potentially an indoor/outdoor pool and recreational center using the existing facility with basketball court, bocce ball court, etc. Create bathrooms, showers and changing areas to support the beach and marina.

### **Alternative 3 – Fitness Center Moved to Overlook/Smaller Venue Option**

An alternative solution may be to put the fitness center on the list of possible uses for the unused space in the lower level of the Overlook along with a possible golf simulator.

- Maintain the current facility for possible use as a lower cost option to the Overlook for certain internal and small external events.
- Upgrade the Community Center multi-purpose room to be used for activities that are not suited for the Overlook such as Pancake Breakfasts, Steak Fry and other community fund raising events.
- Pilates, Yoga, other floor exercise programs, dance classes, and darts could still take place in the center area.
- This would require some upgrades to the facility including mold remediation, making it ADA compliant, and plans to maintain the kitchen facility.

### **Alternative 4 – Move Fitness Center to Overlook and Demolish CC**

Potentially this option would involve demolishing the center part of the facility and create an open-air covered space adjacent to the deck that would be in the middle of the kitchen facility and restroom/shower facility on the other side with a covered multi-purpose space. Have space for bocce ball, shuffleboard, and horseshoes. Maintain and enhance the deck area. Create additional kayak storage capability and boat ramp access. Improve the parking area design.

### **Committee Recommendation**

With the opening of The Overlook, there is some confusion regarding the transition of activities from the Community Center to the new facility and what is being planned for the existing one. The committee is providing some food for thought to the POA Board as they guide the transition process and communicate to the community what is being planned.

We suggest that the Board form a special committee to study this issue more fully and begin to lay the groundwork for the current Community Center to become our Community Recreation/Fitness Center for recreational, fitness, and group activities.

The Board could choose to start with Alternative Option 1 as an interim and prepare to move long term into Alternative Option 2.

### **Food for Thought for Study Committee**

- To bring about improvements in our existing buildings to upgrade their functionality and attractiveness for our community in an affordable manner that will allow both proper financial planning and flexibility to further expand as resources and community growth enable.
- Past feasibility studies and Vision/Master Planning activities as well as our 2022 survey results suggest that there would be broad support for the existing Community Center to be used to improve the health and wellbeing of our residents.
- This repurposing could be accomplished in phases. All phases would be constructed or remodeled with a Rustic Elegance Design that would mirror The Overlook.

- It would be laid out in a way that takes advantage of the lake and other natural resources, enriching the overall experience for all.
- A fitness center would require a capital outlay to purchase the equipment, liability insurance, and maintenance.
- The team could contact local fitness businesses to gain expertise and develop a final recommendation with costs, etc. Part of the discussion would be to see if they were interested in running the fitness program and assume the liability and equipment maintenance for a fee.
- An analysis of membership like the golf course should be investigated.

**Options for the phases could include:**

- Recreation/Fitness Center developed in steps as funding and volunteer resources are available.
  - Remodel to house space designed for recreation: fitness equipment, exercise classes, dance classes, darts, billiards, etc.
  - Remodel the exterior of the facility to mirror the color selections, etc. for the Overlook.
  - Retain the Lending Closet and Library in current locations and remodel by fixing ceiling tiles, etc.
  - Retain the kitchen for use for deck, pool, and recreational area purposes.
  - Address HVAC requirements for the facility to enhance the usefulness and prevent health related issues.
  - Remodel upper level to house offices for the Safety & IT Manager and a future Recreation/Facility Manager (preferably CPO certified). Create a conference/waiting area and provide adequate storage for equipment and files.
  - Move Darts to the main floor central area by dry walling over main floor fireplace and mount dart boards there. Place exercise benches along the sides for seating during darts and to be used by exercise patrons using free weights.
  - Mount floor to ceiling wall mirror on the opposite side of the central area and on the wall to the left of the kitchen door for exercise patrons.
  - Install exercise friendly cushioned flooring in the central area for floor exercises, yoga, Pilates, and dance classes.
  - Decide whether to eliminate or move the billiards and pool tables to the main floor level temporarily while the lower level is remediated and waterproofed and remodeled to house billiards and potential card/game tables. Handicap access could be an issue that needs to be considered.
  - Repurpose the women's club closet and expand the current men's restroom to install two unisex rest room and shower units that could be used for residents using the courts, the beach, or the fitness center. At the same time install a cold shower at the entrance to the pool to have people shower before they enter the pool area.
  - Purchase and install free weight, bell balls, etc. stations on the deck side of the room providing some flexibility in how the area would be used.
  - Purchase and install exercise equipment on the opposite wall that would meet the majority of client needs for fitness. (The Life Fitness 10 station 30-minute Express platform would be a great example of this concept.)

- The tennis courts could be rebuilt and expanded into the parking area to the right of the facility to support pickle ball requirements. Consider providing a real basketball court as well and repurpose the old court into something more useful in Papoose Park.
- The parking area would need to be reduced and upgraded due to court expansions.
- Bocce ball, shuffleboard, horseshoe pits could be added.
- The landscaping could be updated and tie the pool and the center together as an integrated recreation area.

## I. POA Services Current/Suggested Future (Q 66-68)

For Chickasaw Point to achieve our mission, we must ensure that we have adequate operating income and reserves to maintain and upgrade our infrastructure and to provide the services and property management functions we depend on. It is a shared responsibility of all property owners to ensure that adequate funding is available.

The responders were asked to rate their satisfaction with POA Services as Excellent, Good, Fair or Poor. To facilitate comparisons, each rating was quantified on a scale of 4, 2, 1, 0 or No Response. This section summarizes those ratings provided by 241 Developed Lot Owner (resident) respondents. The following table shows the average ratings score for each listed service, from highest to lowest, along with the number of Excellent and Poor ratings received by each in the 241 responses. For comparison purposes, the scores for only the newer residents, those who have owned their property for 5 or fewer years, were also computed and are shown in the rightmost column.

Table X	Ratings of POA Services			
	All respondents			Newer Owners Only
POA Services Rated	Average Score for All Respondents	Number of Excellent Ratings (Score 4)	Number of Poor Ratings (Score 0)	Average Score for Newer Owners Only
POV Newsletter	3.0	113	1	3.0
POA eCommunications	2.8	97	1	2.8
Office/Administrative Services	2.7	98	6	2.6
Water Supply System	2.3	59	11	2.5
POA Management	2.3	61	11	2.3
Grounds Landscaping	2.2	53	6	2.3
POA Website	2.2	45	3	2.3
Sewage System & Land Discharge	2.1	43	15	2.2
Water & Sewer Repairs	1.9	28	20	2.1
Facilities Maintenance	1.9	24	9	2.0
Amenities Maintenance	1.9	23	7	1.9
Roadside Appearance	1.7	18	20	1.6
Entry Control	1.5	17	35	1.4
Traffic Control Speedbumps	1.5	17	37	1.4
Covenant Enforcement	1.4	12	36	1.5
Road Maintenance	1.0	7	80	1.0

The average scores from only the newer residents almost perfectly tracked those from all respondents, all agreeing within 0.2 or less, as shown in the first and last numerical columns. Those services rated highest, as shown both by their average scores and the number of Excellent ratings, were the Point of View Newsletter, POA eCommunications and the Office/Administrative Services provided by Lisa. Conversely, those services that had the lowest satisfaction levels, as shown both by their average scores and the number of Poor ratings, were Road Maintenance, Covenant Enforcement, Traffic Control/Speedbumps and Entry Control.

## **Key Findings for Specific POA Services**

A great many comments were received from our respondents relative to the POA Services. These comments show a general lack of understanding of what is involved in providing these services and indicate areas where communication could be improved. Some of the key findings are:

Water & Sewer: Most of the comments in this area addressed the high cost of water, the age of the water and sewer lines and the apparent lack of a long-term plan in these areas for their overhaul/replacement, the effect of power outages on the operation of the sewage system, and the desire for back-up generators. There were some complaints about sewage smell in some areas and some mention of the desire (dream?) to have the County take over our sewer system.

Roads: Comments were numerous and generally extremely negative about their condition. Many of the comments mentioned the lack of feedback to the community concerning any plans for repair and/or repaving. The comments showed no recognition of the limited leverage we have when attempting to make repair/repaving arrangements with the paving companies. Clearly, more and clearer explanations to the community are in order.

Traffic Control & Use of Speedbumps: There were many complaints and much hand-wringing about speeders and the use of speedbumps but no attempts at making any constructive suggestions for this complex issue.

Roadside Appearance: There were numerous complaints about downed trees just lying where they fell, with no attempt to clean them up. There were some recommendations for community cleanup days to address this.

Entry Control: Since the issuance of the Survey and receipt of its responses occurred just before the ongoing major security changes began, the numerous complaints about gate security were about a system that the BOD has recognized as deficient and has been taking major action to correct.

Covenant Enforcement: There were many complaints about dogs running loose, continuous barking, and numerous other violations, along with the lack of a coherent plan to penalize those responsible for the violations.

POA Management, Office Administration, POA Website and eCommunications: Comments in these areas were generally extremely positive and highly complementary, further evidence of the high levels of satisfaction in these areas. Some respondents expressed concerns for our level of dependence on Lisa and Lyle and what provisions might be made for the future when they are no longer on the scene (i.e., developing backup plans), but there were no suggestions about how to delay that occurrence.

## **J. Pocket Neighborhood Concept (Q 76-85)**

In 2016 the POA Board employed the services of RSCT Architecture & Design, Cristine Tedesco and Trehel Corporation, Neil Workman to conduct a Visioning/Master Planning project. The objective was to assess the status of CP, issues facing it in the future, and options on how to continue to grow while enhancing sustainability for all property owners. As part of this study, they interviewed Chickasaw members and held visioning sessions. They also talked to Oconee County representatives and realtors to get their perspectives on the perceived viability of CP.

One key finding was the need for housing for the 55+ market who want to be active and part of a thriving neighborhood. Typically, these neighborhoods are based on cluster or patio homes (consisting of duplexes and quads with 8-16 homes in each cluster). Frequently referred to as pocket neighborhoods, the homes would be 1 level, on a slab, 1,000 to 2,500 square feet. Many neighborhoods are restricted to 55+ active retirees or focus on those with handicaps as well.

Most of these people are looking for no to low-maintenance patio homes targeting the retiree who still wants to be on or near water with a nice amenity package that doesn't necessarily want to maintain a big house or lot. They value dedicated green space, a clubhouse, golf courses nearby, swimming pool, pickle ball courts and a cabana down next to the lake. Since that project report, the Golden Corner has seen a marked increase of retirees and others relocating to the area from larger cities and colder weather for jobs and retirement friendly communities.

**Good news is that CP can provide these amenities without much additional investment. In order to pursue this concept, the POA Board would need to select a potential developer and work with them in the identification and acquisition of the appropriate property that would lend itself to pocket neighborhoods. Changes to the covenants that would be required to allow this type of housing should be initiated. The committee believes this issue can be addressed by an expanded Real Estate subcommittee.**

The concept of considering establishing several pocket neighborhoods in CP was put forward as part of the Visioning/Master Planning project in 2016 and quite a bit of initial work was done by the 2013 LRP committee. Along with that work, the responses and comments provided by survey respondents would be informative to a subcommittee that may be appointed by the board to further explore this opportunity.

Any future POA land use/purchase considerations should include this opportunity as well as the desire to maintain greenspace as part of their future decision-making process. They should review options for the most effective use of current POA property and potential acquisition at the entrance and throughout the community. Whatever we do with that land has to enhance the attractiveness of owning property in CP both in appearance and in contributing to the financial wellbeing of our stakeholders.

Revision of our Covenants and Architectural Compliance Committee guidelines to allow for patio or townhome construction would be required to meet the desires of empty nesters, young professionals, and older demographics looking to retire in this area. A precedent was set with our Point Place area and could serve as a model. Potential sale of the property to a developer interested in building this type of community with the amenities we have to offer could be located. The Board should retain final approval for any proposed development design.

## K. POA Assessment Funding Options (Q 86-87)

Historically, the POA Board and our Property Manager have been relying on volunteers trying to manage with one of the lowest assessment levels in the area while offering high value infrastructure, amenities, and services. This practice has led to a culture of deferred maintenance and depleting reserves as well as burning out many of our residents who would like to enjoy the amenities they have worked so hard to improve. This situation, combined with the aging of our infrastructure and our amenities, have resulted in a crossroads for Chickasaw Point property owners.

Annual Base Assessments were set at \$120 for undeveloped lots and \$300 for developed lots in 1992. Increases to these assessments were not to exceed the % of increase in the cost of living as set by the US Department of Labor, Consumer Price Index for All Urban Consumers, Atlanta, Georgia area. This index however is not reflective of the costs of maintaining aging infrastructure, roads, and amenities in a rural community. It currently handcuffs the Board of Directors from changing our base assessments to more realistic levels to cover increasing maintenance costs and build reserves for capital improvements.

### Modification of Covenants

The POA Board should work to establish a fresh approach to funding ongoing operations, building reserves for our aging infrastructure upgrades and expansion, and raising capital to maintain and enhance the amenities that are important to the residents of the community, young and old. We need to continue a focus on protecting our property owners by building capital reserve funds thru modification of our Bylaws and Covenants or a series of special assessments to cover cost of repairs and planned maintenance or upgrades to our existing amenities and expansion of new and improved amenities on a priority basis.

The proposed methodology needs to make fiscal sense, focus on why the change will benefit our property owners, and address real concerns related to future boards potential failure to perform with the best interests of the property owners at heart. **The use of a steering committee to develop a case statement coupled with a series of town hall meetings focused on collecting diverse opinions and building support could be a key strategy to improve chances of success.**

Of the 257 respondents to this question, 44.36% indicated support for change, 36.96% chose to keep the current process, while 18.68% had other ideas. Although there appears to be a good percentage of our residents that recognize and support the need to modify our covenants, a proposal to revise the assessment process will be very challenging and likely to fail if not well thought out and communicated very carefully. The business case must be clearly stated so the stakeholders understand the negative implications associated with not updating our covenants to reflect the current marketplace and community realities. They need to understand change is necessary to protect all property owners and the board would be remiss not to be transparent on the issues facing the community and the implications of just passing the problem on to the next board.

The 93 comments on this issue provide the board with a sense of the level of misunderstanding that exists regarding the budget and assessment process. The board should develop an ongoing education program that runs throughout the year, not just at budget time. Lots of topics for this program are contained in the comments. The committee would like to recommend that Becky Black record a video of the presentation she did on how our financials work, what the budget process is like, etc. She did a great job for those who were at the meeting but most of our

residents were not present or are new to the community. The video could be provided to new residents as a part of a welcome letter/ package.

The implementation of a transfer fee has been suggested to the board in the past. It comes up again in these comments. This opportunity should be considered and communicated at the same time the board moves forward with covenant changes.

## **Infrastructure/Amenities Capital Reserves**

The steering committee charged to work with the Board of Directors to modify our assessment model needs to establish a systematic process to rebuild our capital reserves as well. Required CUCO held reserves, infrastructure upgrades as the community grows, and our aging infrastructure need to be addressed. These capital projects would include funding for expansion of our water distribution capabilities with an additional water tower and taps, response to potential changes in DHEC requirements, upgrades to our treated wastewater land discharge system on the golf course, fulfilling our obligation to pave any currently unpaved roads if a property owner plans to build a house, etc. Capital reserves should be clearly targeted for their intended purposes.

Ideally reserve funding should be shared equally by both developed and undeveloped lot owners. However, there could be unintended consequences from this approach. Because undeveloped lot owners are not personally invested in the community and do not benefit from community assets firsthand, they may view their equal burden as unfair. They could elect to resist the equal share approach and ultimately refuse to pay reserve assessments, abandon, or sell their lots. The board needs to consider a modified funding formula that takes this into account.

## **Amenities Lot Model Option**

The committee could consider a new assessment model where expenses and reserves would be shared equally by developed lot owners and those owners of undeveloped lots who want access to the amenities now or in the future or want to improve their lot resale value. They can make a one-time declaration to designate themselves an Amenities Lot like models in other HOA communities. Non-amenities undeveloped lot owners would not be assessed for this portion but would have no access to the amenities and might potentially negatively affect their ability to sell the lot in the future. To be fair to the property owners who have been supporting the amenities, there would have to be some sort of new owner capital assessment fee assessed to catch up if they wanted to declare as an Amenities Lot or develop the lot. This approach might also require the development of a member card that would have to be swiped at each location to gain access or controlled at the entrance gate. Except undeveloped lot owners who declare themselves as non-amenities lots, golf course membership could be included in the assessment for all property owners in good standing. User fees in the form of trail or cart fees would still be payable.

## **L. Community Volunteerism Spirit/Great Ideas Contest (Q 88 – 89)**

Chickasaw Point has a reputation for volunteerism within and outside our community. It is very important, valued and much needed to help carry forward the good ideas generated from this survey. The last two questions (#88 and #89) on the survey form gave the POA members the opportunity to volunteer their efforts and their ideas for making improvements for our community.

Survey respondents were asked to indicate their level of interest in volunteering to help with the next steps of the planning process and the implementation phase for the community's Long-Range Plan, and 63% responded with a "high" or "medium" level of interest. Other respondents indicated in the comments section that although they would like to volunteer, they are limited by their health, job, or distance to the community.

Among the 50 comments were two notable ones from respondents who offered to provide their professional services to assist the community. These professional services are:

(1) budgeting from Shelya Thacker (with 32 years of experience as financial officer for a major construction company) and Barbara Kennedy for supplemental POA income strategies.

(2) facilitation of meetings (from Bob Moir, a certified professional facilitator for strategic planning, focus groups, problem solving, etc. willing to facilitate pro bono).

For some of the issues identified from these survey results, there will be follow-up studies to determine best solutions for the community, and a professional facilitator would be helpful for meetings to involve the community in shaping and evaluating the potential solutions.

There were also volunteers interested in helping with the following issues: pocket/patio homes, pickle ball, landscaping, covenant revisions, administrative/technical work, fitness/health related initiatives, a UTV trail and walking paths. Subsequent work committees are encouraged to contact these individuals to join their team.

Many of these volunteers could be helpful to planning and implementing further projects at the POA Boards direction. The Board will be provided a list for future reference.

**Enabling Volunteerism** - Two additional comments, with suggestions for better enabling volunteers, were given on the next question (the Great Ideas Contest). The first commentor noted that "A lot of people here still work full or part time and can't be part of everything but want to join somewhere." They need an easily accessible list of the possible volunteer opportunities, with clear instructions about how and who to contact. The second commentor said, "Volunteer opportunities are numerous; they need to be communicated. It might be helpful if there was a contact person for the various volunteer opportunities. Perhaps a grid or chart for groups, activities, etc. could be developed and communicated to all."

## Top Ten Ideas from the Survey's "Great Ideas Contest"

The last question on the survey invited the survey participants to give their best ideas for improving our community – with ideas entered in the survey's "Great Ideas Contest". From the 45 responses and many good ideas submitted, the Long-Range Planning Committee selected the Top Ten best ideas and announced these in a notice to the community on June 1, 2022.

Top Ten Ideas (listed in no favored order)

1. A golf simulator in the new Event Center to bring in revenue during rainy days  
By: Barry & Mary Curran
2. Continuing update and "list of possibilities" for clubs/projects/events/volunteer opportunities  
By: Kim & Jon Bearrow . . . Joyce & Mike Dittmer
3. Offer drinks at the pool, using special safe cups with Chickasaw logo  
By: John & Mary Wendorf
4. Fishing tournaments  
By: Mike Moroney
5. Summer week of planned activities for visiting grandchildren  
By: Kathryn Hatcher
6. A bike/walking path  
By: Charlie Nagle
7. A way to keep the pool water cool in hot weather  
By: Karen & John Bignelli
8. Dog agility course at the park  
By: Todd & April Koenitz
9. Tractor with bush-hog extended arm to mow roadside shoulder banks  
By: Kay & John Sansom
10. Reorganize the boat/trailer storage areas, secure and cover more spaces  
By: Gene & Daphne Soden . . . Mark & Terri Vincent . . . Charles Wallace

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In addition to providing the idea initially, many of these participants went the next step by providing further description and information for implementing their idea. These participants were recognized for their initiative with a Certificate of Appreciation presented at the community's Annual Meeting on August 27, 2022.

## **VI. Long-Range Planning Committee Members**

Nancy Aden - POA Board Representative & Co-Chair

Norm Bein - Chair

David Sabo

Darragh Geist

Jill Bargiel

Rick Olsen

Kathryn Hatcher

David Daffner

Joe Steinkirchner – Past POA Board Representative & Co-Chair

Lisa Rose – Survey & Administrative Support & Sage Advisor