



Community Survey Results

Intoduction

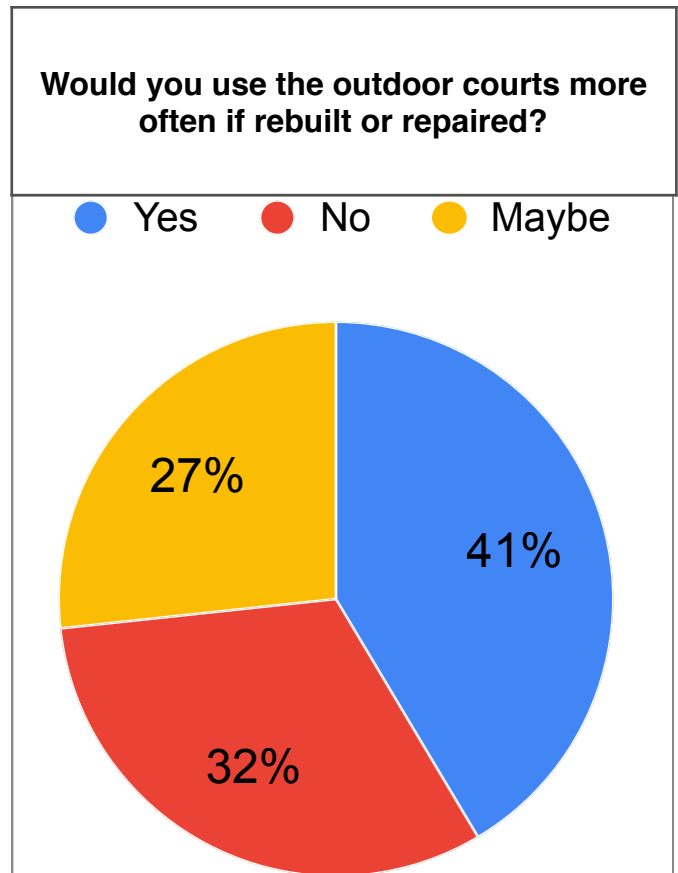
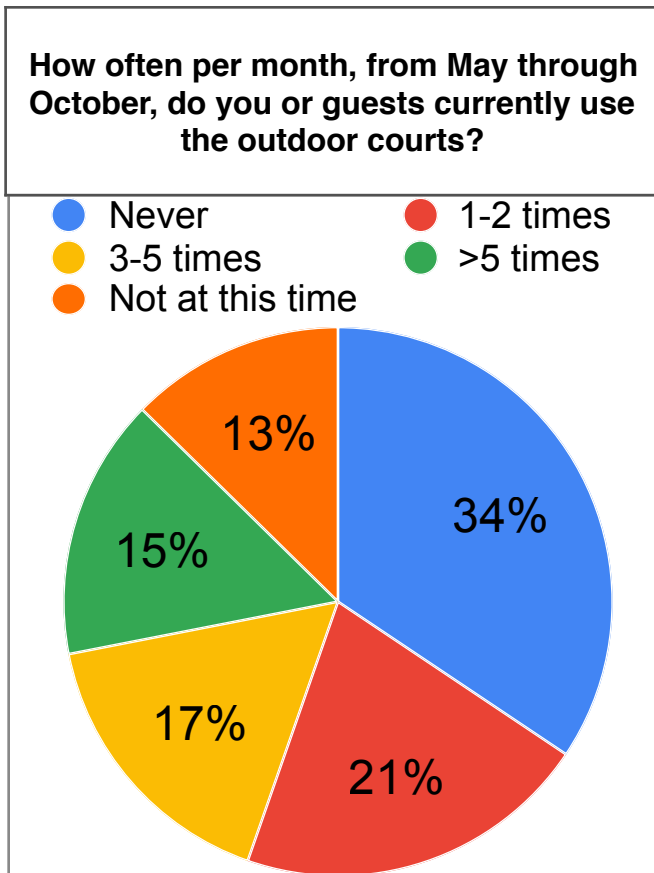
Waterville Estates currently owns and maintains four outdoor court areas: a basketball court located behind the Community Center building; an upper racket court area with 2 pickleball & 1 tennis court; a lower racket court area with 2 tennis courts and a sand volleyball court.

Three of the court areas are in desperate need of renovation, with some courts worse than others. Because of limited funds available, we are reaching out to the community to provide feedback as to the priority of these courts and desire to add more funding to provide safe court areas for all our members to enjoy and use.

Total questions: 9

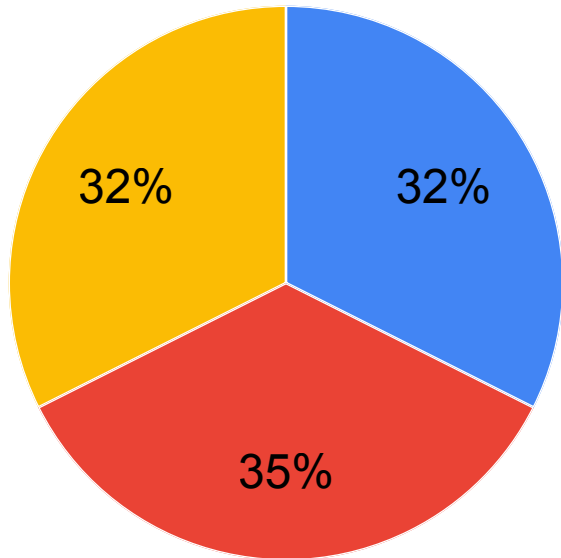
Details:

Opened: January 18, 2021 Closed: January 31. 2021
Invites Sent: 494 on 01/18/2021 Resent: 374 on 01/25 Reminder: 281 on 01/29
Invalid eMail Addresses (bounced): 14
Responses - Total: 303 Valid: 257; Duplicate:24; Invalid (uninvited): 22



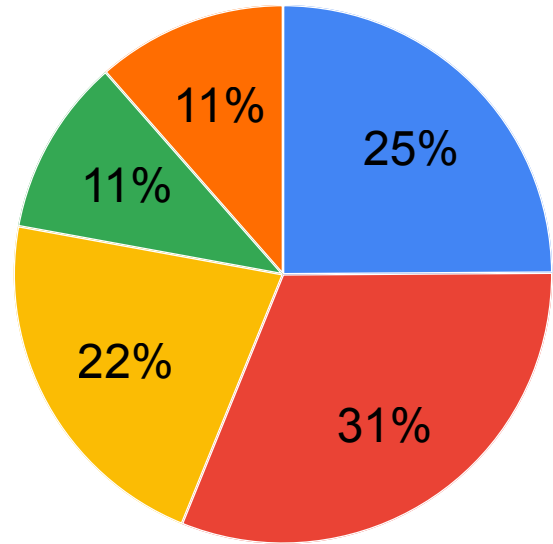
Would you participate in “intro to pickleball or tennis” events (equipment provided)?

● Yes ● No ● Maybe



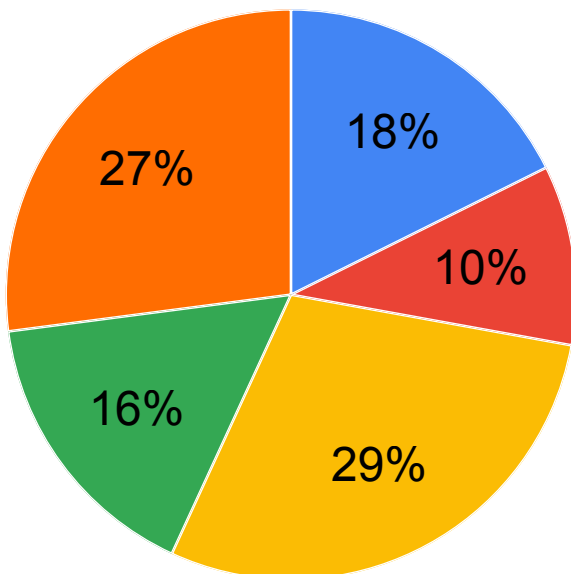
How often per month, from May through October, would you or guests participate in open play pickleball, tennis or basketball events (participants rotate through, equipment provided)?

● Never ● 1-2 times
 ● 3-5 times ● >5 times
 ● Not at this time



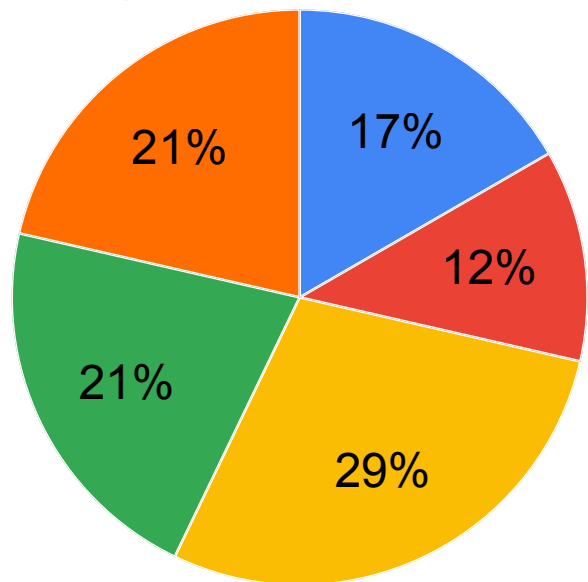
Would you be satisfied with converting the existing basketball full-court behind the Community Center to a half-court? (painted with out-of-bound, foul line and 3 point arc)

● Not satisfied ● Somewhat satisfied
 ● Satisfied ● Very satisfied
 ● No opinion



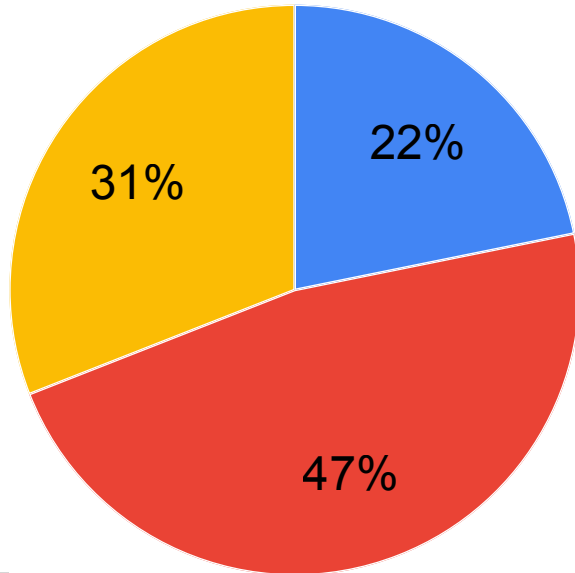
How satisfied would you be with converting one of the upper courts to a multi use court, where a court is painted with two sets of lines? (ie: pickleball/ basketball, tennis/pickleball).

● Not satisfied ● Somewhat satisfied
 ● Satisfied ● Very satisfied
 ● No opinion



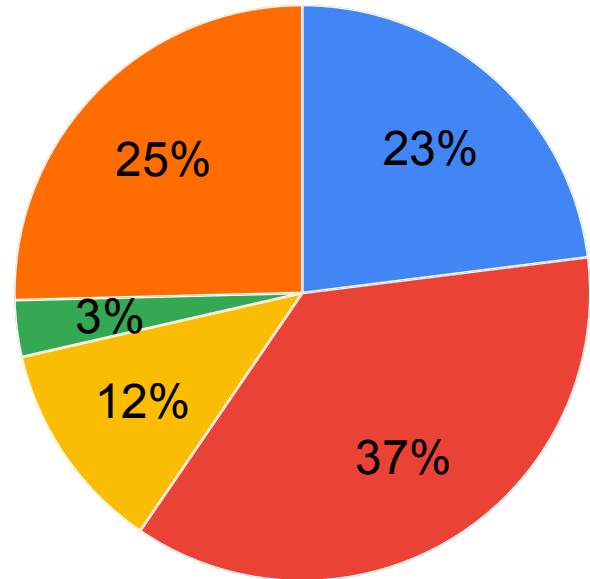
Would you support using a municipal bond (loan) to rebuild all courts in one year, vs rebuilding over multiple years? Initial rebuild estimates exceed \$300k. The bond would be used in conjunction with remaining funds allocated in 2019 and a CIF contribution.

● Yes ● No ● Maybe



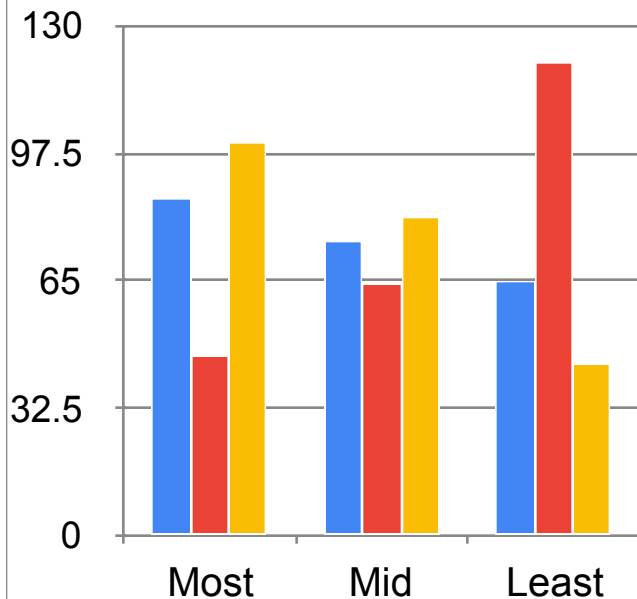
How often per year would you be willing to volunteer to assist with court cleaning, tree pruning, running events, minor repairs or equipment maintenance?

● Never ● 1-2 times
 ● 3-5 times ● >5
 ● Not at this time



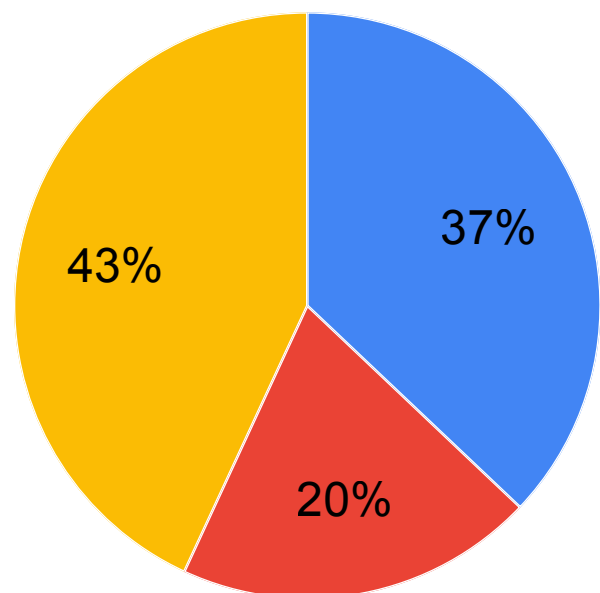
What courts would you prioritize in order with 1 being most important and 3 least important?

■ Basketball ■ Pickleball
 ■ Tennis



What courts would you prioritize as being most important?

● Basketball ● Pickleball
 ● Tennis





Community Survey Summary

This survey was directed at Waterville Estates homeowners, with one response per household. The distribution list was provided by WvE staff from their official homeowner contact list. The initial survey invites sent through the Google Forms application on January 18th had issues with spam/junk mail folders. A second invite was sent from WvE email application on January 25th comprised of non-responders only and a final reminder to non-responders was sent on January 29. The link to the survey was published in FaceBook which exposed it to non-homeowners. All duplicate and non-invited responses were removed from the final results. The survey had 52% response rate.

Observations

53% currently use one or more of the courts

68% would possibly use the courts more often if improved

~65% would be interested in organized play/intro events

~82% are ok with changing the court configurations, but 28% are not thrilled

53% could be in favor of rebuilding using a municipal bond (loan), pending long term plan, but 78% are reluctant

52% are willing to volunteer to assist with running events and low level maintenance

Survey Comments

Below are some of the strongest court related comments. There were many comments regarding the opening of the facilities at Community Center and how it should take priority. This committee believes the opening of the indoor facilities and repair/maintenance of the outdoor courts are separate issues.

New to estates so we have not had the opportunity to use courts. Would be interested in a pickleball league. Feel repair costs are too high

I think the courts would get more use with organized events, so I love that this is being considered. I'm concerned about only doing half-court basketball, as there are often multiple groups out there during the summer, so having more than one hoop is necessary.

I would like the courts repaired but 300K seems excessive

Most important to my family is the basketball court. My kids use it during the summertime while we are at the pools. It's also a good place for kids to meet other kids. We're not tennis players but many people in the community appear to be, so I wouldn't dream of taking that away from them. I do not generally like debt so am not initially in favor of borrowing money versus making updates in a multi-year sensible way. However, we should start now because if these things continue to fall into disrepair, it will reflect poorly on our community and property values. Some have also suggested moving the basketball court to the parking lot and using the current court area for other purposes. That's an interesting idea as well. Thanks for sending out this survey!

The courts are a great asset to the Estates. For our family with three children, the basketball court is the only one we really use, but fully understand & respect that others use the other courts more, and we would like to see them all well-maintained.

Limited use does not justify the expenditure. Would rather see the money put elsewhere

if it's appealing...folks will use it!!! one of the few outdoor sports activities you can do in covid times (no telling how long this could impact everyone)



I think removing a "full court" option would be a significant mistake. I REALLY like painting the courts for multi-use. The problem obviously being the placement of the basketball nets. These would need to be moveable in some form. I would expand this even further for volleyball and other uses.

We use the basketball court, and tennis courts often. The backboards against the fence on both tennis courts could use some maintenance, and could even be extended higher to reduce tennis balls and racket balls from going over. We very much enjoy all of these courts/backboards along the fences and use them for fun and exercise. The upper court's floor/ground could use some repair. Could more backboards be installed along the rest of the back fence(s) on both courts as well for those of us who like to squash/raquetball so there's more opportunity to use backboard(s) if areas of the court are already in use by others?

Unless this is the only capital improvement required, a complete list of proposed 2021 and 2022 projects should be compiled and then prioritized.

I believe that upgrading these facilities are important, not only for the physical opportunities they provide, but also because they will increase property values in the Estates. I would support adding 2 pickle ball courts in addition to existing tennis courts.

All these activities have always been critically important, and especially this past year. It would be a huge loss for the Estates to let them go into disrepair.

My recommendation is to repair them ...or take them out. Having any court in disrepair is not an option. There is a cost of doing nothing...eye sore, liability, loss of real estate value. Probably the greatest cost is to the kids and loss of memories. All for fixing up the courts!!

New owner as of October 2019 so with pandemic we haven't been making use of courts, but this was an attractive amenity to us. I would like to make use of basketball court the most. I'd also be open to more cost friendly options or shared courts. I do think full court is much better for pickup games.

The basketball court is what we as a family use most. Unfortunately it is hard to play with the nets bent and the shape of the court.

I think it is important to renovate/repair the courts, but given the cost, it does not make sense to do it all at once. I would rather see this done over time, starting with the court in worst condition first.

I know the tennis courts and pickle ball courts are used. I know there are many children in the estates that may want to use the basketball courts as well. We bought up here for the amenities and people, but that is a lot of money to spend.

As a stand alone item I would support the \$300k to update courts. It's a hard survey question bc I'm not sure what doing this means we might not do somewhere else.

this is a great idea to fix and upgrade all courts. We use them very often and would be happy to help with maintenance, cleaning or repairs.

It seems like a very expensive renovation for something that doesn't get much use. In general I am very much in favor of investing in the community but see this as a low priority. For how much these are used we can do a much less expensive renovation and touch them up rather than overhaul the entire thing and taking out a loan for the pool area made sense because of the usage, for this I do not think it is necessary.

We currently don't live there and are not sure how our tenants use the courts but having the courts in good condition, maintained properly and regularly resurfaced/renovated is essential to the value of Waterville Estates properties. We would favor a multi-year renovation plan that would allow spreading the deadlines for future rolling renovations i.e. one (or two?) court(s) a year that would be included in the operating budget...

I feel strongly that we need to maintain the recreational area and all of the facilities associated with it. This is important to remain competitive with similar resorts in the area and maintain property values.