



## FALCONBRIDGE SINGLE FAMILY HOME OWNERS POLL ABOUT MODEST YEARLY ASSESSMENTS (HOA DUES)

### Introduction – The Falconbridge Community Association

The Falconbridge Community Association (FCA) is the homeowners' organization that oversees single-family homes and lots in Falconbridge. The work of the FCA helps maintain and enhance property values and community life. In addition to overseeing the enforcement of the covenants, the FCA has taken on the responsibility of maintaining entryway landscaping, mailboxes, and wooden street markers. We also publish a monthly community newsletter, which is a collaboration of many volunteer writers working with a professional graphic designer. Additionally, the FCA sponsors a variety of social activities for the community, including many interest groups, seasonal celebrations and community meetings. These community activities have been primarily supported by voluntary registrations paid by homeowners.

During the past year, approximately 65 percent of the single family home owners provided voluntary contributions totaling about \$13,000. Additional income of about \$1,250 was earned through newsletter advertising, and about \$2,500 was contributed by various social and activity groups, such as aqua-robics, the poker club, etc. Total expenditures have been about \$13,000 per year. A complete budget can be viewed at [2016 Alliance Budget](#). (Note: Right click to go to link)

### We want to hear from you.

This brief anonymous, non-binding poll is being conducted to help the FCA Board determine what homeowners think about requiring all single family home owners to contribute to the costs of operating the FCA by way of a modest annual assessment. Currently, the FCA relies on volunteer fundraising to solicit \$75 annual membership dues from two-adult households (\$50 from single-adult households). However, a significant number – approximately 35 percent – of all single family home owners do not contribute anything to these costs of maintaining and enhancing the neighborhood. By contrast, all town home owners pay mandatory annual assessments to the Falconbridge Homeowners Association (FHA), which manages the town homes.

### Proposal for Assessments – Your Input Is Requested

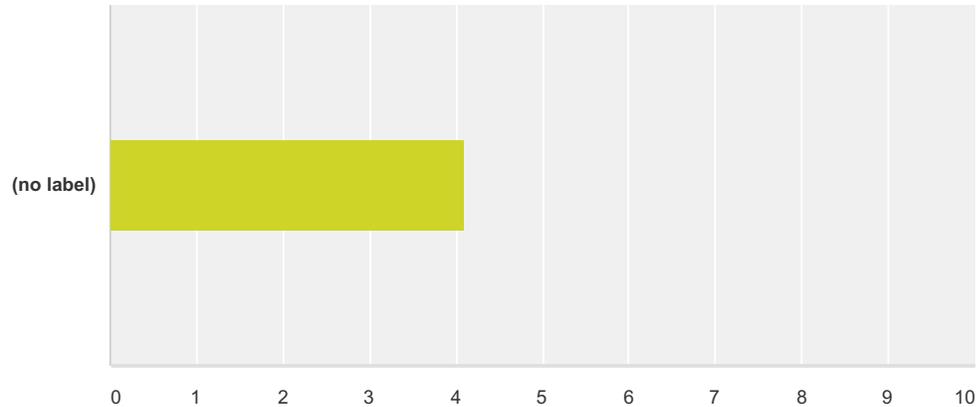
When mandatory assessments were first discussed last year, many homeowners objected to the provision that unpaid assessments would be subject to foreclosure. After several community listening sessions, the FCA Board has modified that proposal and decided that **no foreclosure would be possible for unpaid assessments**. Collection would either be by payment of an annual invoice or, if unpaid, by a lien which would accrue and be collected when the property is sold or refinanced.

The FCA Board also decided to conduct a non-binding neighborhood poll to better understand what homeowners think about being part of the FCA. If community sentiment favors an annual assessment, the Board will move forward with arrangements necessary to establish it. FCA and Falconbridge Village Association (FVA) bylaws would need to be amended, but mandatory assessments could not be implemented until individual consent documents were signed by at least two-thirds of all single family owners and then filed with the Durham County Register of Deeds.

This survey will take about 5 minutes of your time. Thank you!

**Q1 Please indicate your support or opposition to providing some level of neighborhood financial support for providing basic neighborhood maintenance (mailboxes, wooden street signs, and landscaping at the Farrington Road entryways):**

Answered: 152 Skipped: 8



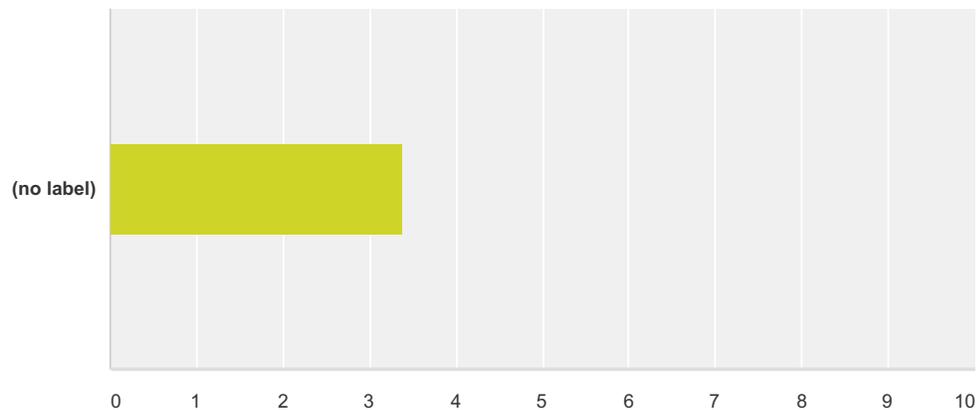
	Strongly Support	Moderately Support	Not Sure	Moderately Oppose	Strongly Oppose	Total	Weighted Average
(no label)	55.26% 84	23.68% 36	6.58% 10	4.61% 7	9.87% 15	152	4.10

#	Comments (optional)	Date
1	The wooden street signs need to go. They are superfluous and don't add anything to the beauty of the neighborhood	4/27/2016 11:29 AM
2	Doesn't feel necessary, would prefer an individual mailbox anyway.	4/20/2016 4:13 PM
3	What does "some "level of financial support" mean ie. what % of financial support?	4/7/2016 11:12 AM
4	I wish all the free-riders felt the same way.	4/4/2016 7:30 PM
5	- providing the amount remains reasonable (under \$100)	4/4/2016 11:45 AM
6	If you mean MANDATORY financial support, I oppose	4/3/2016 9:22 PM
7	As a homeowner who has voluntarily paid annual financial support for many years, I already support neighborhood maintenance. i would like more information on the amount of the proposed mandatory annual fee. Also, I am very concerned the potential for legal pushback by homeowners who do not currently participate, possible negative publicity, and the effect on marketability of homes in the neighborhood.	4/3/2016 9:12 PM
8	I see no need to finance mailboxes	4/3/2016 6:44 PM
9	We are in favor of financial support for the neighborhood, but we do not agree with making it mandatory.	4/2/2016 8:22 PM
10	Only voluntary payments. You have made this more difficult with the change in the association. I don't understand personal liability issues of new organization.	4/2/2016 8:57 AM
11	I assume replacing of the wooden street signs will be costly - is there a more reasonable alternative or do we really need to have them?	3/30/2016 5:32 PM
12	I am not opposed to voluntary contributions but am vehemently opposed to mandatory dues.	3/28/2016 6:49 PM

13	Pointing out at the beginning that we are members of the FCA - not "The Alliance" which was created so as to not duplicate voluntary neighborhood social activities. Happy to contribute on as-needed basis. There has never been an absence of support from the neighborhood through to the present day.	3/27/2016 4:27 PM
14	We seem to be doing OK thus far -- what is the burning platform that we need to raise more money to maintain these.	3/23/2016 9:30 PM
15	One of the reasons we moved to this neighborhood was because of a lack of mandatory HOA fees. It is not a point of the money which we will pay voluntarily but once it becomes mandatory, there could be other elements added	3/23/2016 4:32 PM
16	If limited to basic neighborhood maintenance	3/23/2016 3:11 PM
17	I support Voluntary support - as is now in place	3/23/2016 12:59 PM
18	no legal standing to do this	3/23/2016 10:29 AM
19	Definitely YES, must keep up the looks of our property	3/23/2016 9:22 AM
20	I contribute on an annual basis. However, I'm not sure that people who don't wish to pay should be forced to.	3/23/2016 9:13 AM
21	But I do feel it should be optional. Although we are not young, I wonder if this might be difficult for young families. I really feel the problem is not that it isn't mandatory, but that you don't provide easy options for payment. Why not create a Paypal account for the community and have fund drives where people can walk down the street to pay? I find it strange and a little offputting to drop a check in the mail to someone I don't even know--plus, I pretty much never write checks these days for anything.	3/23/2016 9:02 AM
22	I don't the wooden street signs are a priority	3/23/2016 8:58 AM
23	This is a shared benefit and the costs should be shared by all.	3/23/2016 8:53 AM

**Q2 Please indicate your support or opposition to providing some level of neighborhood financial support for Falconbridge social events (potlucks and seasonal celebrations, such as New Years Eve, Fourth of July, luminaries, Easter egg hunt, etc.):**

Answered: 152 Skipped: 8



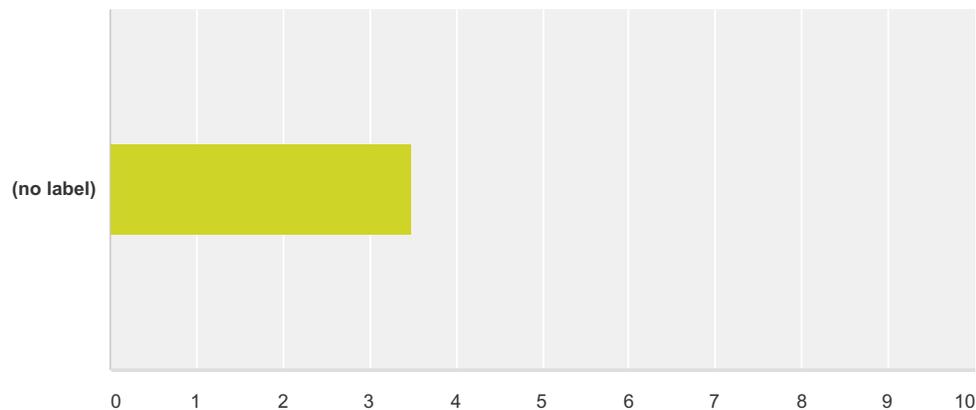
	Strongly Support	Moderately Support	Not Sure	Moderately Oppose	Strongly Oppose	Total	Weighted Average
(no label)	25.66%	32.89%	9.87%	17.11%	14.47%	152	3.38
	39	50	15	26	22		

#	Comments (optional)	Date
1	Social events feel very skewed away from the younger families with small children	4/20/2016 4:14 PM

2	I'd like to know what is included in "etc.". I assume other events can be added as desired if we agree to "etc.". In addition we don't participate in any of the social events mentioned except luminaries	4/7/2016 11:12 AM
3	These events are what make this a cohesive community.	4/4/2016 7:31 PM
4	I don't think it's unreasonable to ask for support from the people who attend these events.	4/3/2016 9:13 PM
5	Again we do not support this being required of all.	4/2/2016 8:22 PM
6	I feel these activities should be financed by the people who participate in them.	3/28/2016 6:49 PM
7	We believe that neighbors should/will pay for any events they attend. If events are not financially self-supporting, that is an indication of lack of interest for a particular event.	3/27/2016 4:28 PM
8	No -- anyone (including myself) who wants to participate in these can contribute the amount necessary to make it happen. I enjoy participating in some of these events, but fully expect to pay for my family's participation.	3/23/2016 9:32 PM
9	Should be for those attending not everyone participates so should not have to pay for it.	3/23/2016 2:46 PM
10	Leave as a Voluntary Community Effort	3/23/2016 1:00 PM
11	this is not what you said the fee would be used for	3/23/2016 10:29 AM
12	I do not participate in most of these events (only an occasional potluck). Again, I'm not sure if we should be asking people to pay for events they do not attend. Some individuals may have not interest in the social events taking place in Falconbridge.	3/23/2016 9:13 AM
13	Participation is optional for these events whereas attention to the physical environment benefits all in terms of property values.	3/23/2016 9:13 AM
14	I think social events should probably be completely voluntary. Maybe if the fee is not mandatory, I would support this	3/23/2016 9:04 AM
15	We ALL benefit from a vibrant and connected neighborhood.	3/23/2016 8:55 AM

**Q3 Please indicate your support or opposition to providing some level of neighborhood financial support for neighbor services provided through the Falconbridge Village Association (Falconbridge Village Friends, transportation, aging in place services, etc.):**

Answered: 154 Skipped: 6



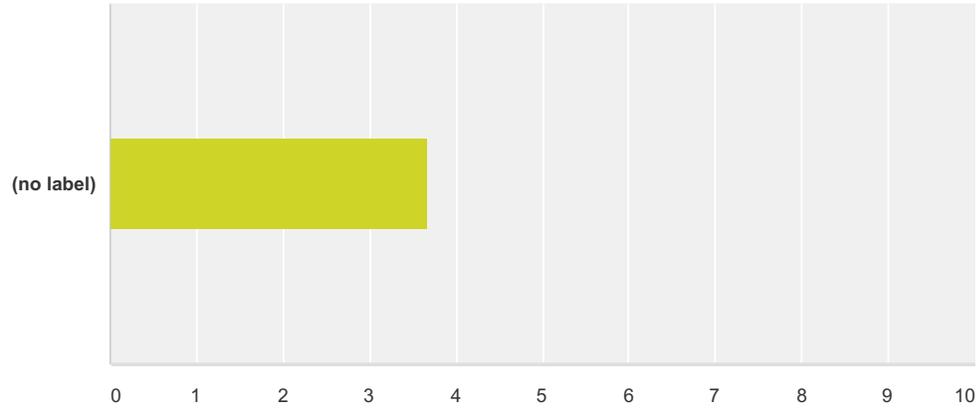
Strongly Support	Moderately Support	Not Sure	Moderately Oppose	Strongly Oppose	Total	Weighted Average
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(no label)	<b>29.87%</b> 46	<b>27.92%</b> 43	<b>17.53%</b> 27	<b>11.04%</b> 17	<b>13.64%</b> 21	154	3.49
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#	Comments (optional)	Date
1	Enough support seems to be available by asking for it on the list-serve	4/20/2016 4:15 PM
2	I do not know what "etc." consists of. Need specifics	4/7/2016 11:12 AM
3	Many other services available without "FVF" getting involved.	4/5/2016 9:26 PM
4	What does the term "some level" mean? Wouldn't the types of support listed above make the association a charity?	4/3/2016 6:47 PM
5	We do not support this being required of all.	4/2/2016 8:23 PM
6	Very vague - what would that entail?	3/31/2016 8:17 PM
7	There is no cost to support	3/31/2016 5:35 PM
8	These are organizations/activities that benefit a specific group of people and should not be financed by the greater neighborhood.	3/28/2016 6:49 PM
9	These questions never state the premise of this being "REQUIRED" financial support by all property owners for the benefit of only those who use/attend "neighborhood services."	3/27/2016 4:29 PM
10	No. I volunteer my time and my money both locally (including in Falconbridge) and through my church. I would not support this being mandatory either for my family or for others who may not feel inclined to support these services. Volunteerism should be just that -- voluntary.	3/23/2016 9:34 PM
11	Matching contribution from those served should be required	3/23/2016 3:13 PM
12	Leave as is - Voluntary	3/23/2016 1:00 PM
13	this is not what you said the fee would be used for	3/23/2016 10:29 AM
14	Good idea to maintain some separation between FCA and FVA functions and revenue sources	3/23/2016 10:08 AM
15	I think these services should be provided on a "volunteer" basis. I have participated in providing assistance with grocery shopping for several neighbors. However, again, I'm not sure we should ask folks to pay for the provision of these services in our community. People should have the right to make their own choices about this.	3/23/2016 9:13 AM
16	I think this is a wonderful idea. Plus, it would be great to send out a call to volunteers to help their neighbors.	3/23/2016 9:05 AM

**Q4 Please indicate your support or opposition to providing some level of neighborhood financial support for improvements to other neighborhood facilities (clubhouse, proposed playground, etc.):**

Answered: 154 Skipped: 6



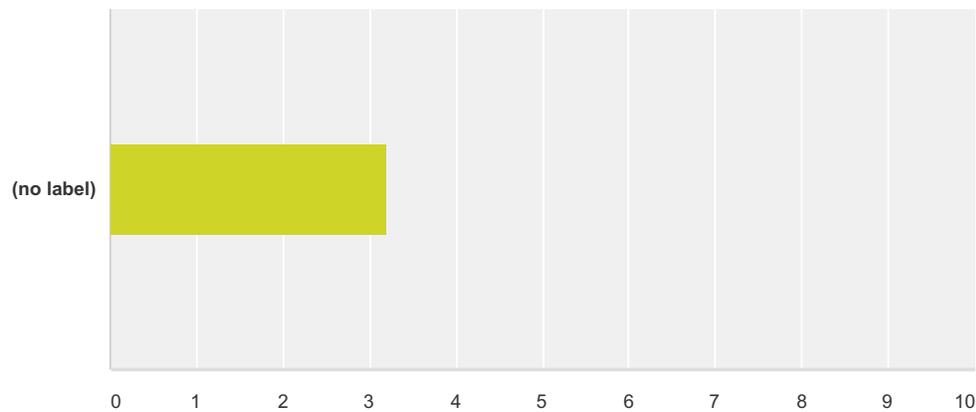
	Strongly Support	Moderately Support	Not Sure	Moderately Oppose	Strongly Oppose	Total	Weighted Average
(no label)	35.71% 55	31.17% 48	9.74% 15	11.04% 17	12.34% 19	154	3.67

#	Comments (optional)	Date
1	can you use the clubhouse if you are not a member of the pool? , The alliance?	4/20/2016 4:40 PM
2	Upgrades to neighborhood facilities should be strongly scrutinized before any further investment. Playgrounds seemed like a good idea but so many people with children have their own playsets. The clubhouse is already getting its renovation.	4/20/2016 4:20 PM
3	Strongly support for playground	4/9/2016 12:51 PM
4	BUT support should be provided through usage fees not mandatory assessment	4/9/2016 12:47 PM
5	BUT support should be provided through usage fees not mandatory assessment	4/9/2016 12:44 PM
6	Agree to maintain & repair existing facilities, minimal to moderate renovation of existing facilities. Again, will not agree to "etc.". Need specifics.Any construction and/or major renovation/improvements or other additions requiring a sizeable funding would require approval of home owners.	4/7/2016 11:13 AM
7	A playground should not be considered in this subdivision First of all most homes do not have children and there are enough parks and programs for them Falconbridge should have repaired the tennis courts. How about also making it a Pickleball court We need more activities for the adult and seniors of this communit.I have seen play areas in new communities with young families and seldom are They used. This is a more senior community	4/5/2016 10:31 PM
8	What might "etc." become?	4/5/2016 9:27 PM
9	They are community assets, and all real estate ads certainly mention them. I always find it ironic when I know the seller never paid into the n'hood association.	4/4/2016 7:32 PM
10	If you mean MANDATORY financial support, I oppose	4/3/2016 9:23 PM
11	maintains quality and value for all	4/3/2016 9:05 PM
12	Would need additional details	4/3/2016 8:46 PM
13	Before moving on playground would like to see younger families indicate their support.	4/3/2016 8:28 PM
14	A playground in this neighborhood is long overdue!!	4/3/2016 8:24 PM
15	Again, this should be voluntary.	4/2/2016 8:23 PM
16	Only members of swim club/pool should pay for repairs to clubhouse.	4/2/2016 8:58 AM
17	enough kids to justify playground cost?	3/29/2016 5:19 PM
18	These facilities belong to the townhomes and should be covered by the mandatory dues that townhome owners pay.	3/28/2016 6:50 PM
19	The clubhouse, grounds, and proposed playground are not owned by the FCA or FV and there should be no mandatory payments required of single family homeowners to repair or improve the clubhouse. For example, how much would a playground add to liability insurance for the clubhouse/pool and who would be responsible for paying the increase?	3/27/2016 4:33 PM

20	These kind of infrastructure improvements / maintenance are part of maintaining the value of the neighborhood. These sorts of infrastructure improvements are the only ones I'd support.	3/23/2016 9:37 PM
21	Revenue for these improvements should be approved individually after the project is approved conceptually by homeowners	3/23/2016 3:15 PM
22	13,000 a year is alot of \$ surely that would cover costs for upkeep and improvements.	3/23/2016 2:47 PM
23	this is not whatv you said the fee would be used for	3/23/2016 10:29 AM
24	Playground and common areas -- Yes. Swimming pool should remain a responsibility of FHA.	3/23/2016 10:09 AM
25	Definitely	3/23/2016 9:22 AM
26	Clubhouse improvements should be paid for by those who use the clubhouse. I do not except on the rare occasion when I might attend a potluck (that has been on average less than once/year). Having said that, I like the idea of having a playground for people who have children.	3/23/2016 9:14 AM

**Q5 Other suggested services? Please describe and indicate your level of support. (Use the comment box to write your suggestions).**

Answered: 74 Skipped: 86



	Strongly Support	Moderately Support	Not Sure	Moderately Oppose	Strongly Oppose	Total	Weighted Average
(no label)	18.92% 14	6.76% 5	60.81% 45	2.70% 2	10.81% 8	74	3.20

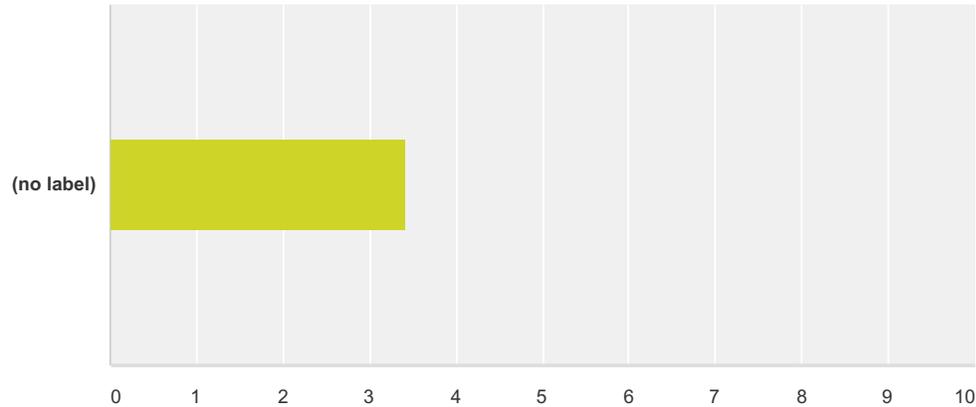
#	Comments (optional)	Date
1	Unless you can get the county line moved so the neighborhood is part of Orange County and kids go to Chapel Hill schools, you'll never get an influx of young families moving in.	4/20/2016 4:21 PM
2	Community aide - pd for by users	4/20/2016 11:55 AM
3	Depends again! What services?	4/9/2016 12:51 PM
4	No opinion. How can I support unidentified services. Suggest services: Ensure home owners's property is maintained so as not to negatively impact other property. Parking of RVs/Boats/vehicles in the street for a week or more.Approval of fences prior to installation. Lastly,identify actions that may be taken for noncompliance.	4/7/2016 11:13 AM
5	Pickleball,tennis court repair and maintenance	4/5/2016 10:32 PM
6	Basic computer skills training and support for older residents; bringing physically challenged residents to events outside Falconbridge,	4/5/2016 10:09 PM
7	Unkept lawns and home repairs!	4/5/2016 9:27 PM

8	It would have been nice if there had been some covenants about paint color, but that paint is already out of the can and it is too late for that.	4/4/2016 7:33 PM
9	I don't have anything additional to add, but I do strongly support the idea of a playground. It's so good for the neighbors with children to connect with each other. I am also very pleased with all of the additional social opportunities (coffees, book clubs, etc) that are now being offered.	4/4/2016 12:29 PM
10	Playground, new mailboxes	4/4/2016 8:29 AM
11	Maintaining community property, eg mailboxes, entrance landscaping, etc. are what I strongly support. Make the current fees mandatory, but do not build in rate hikes or try to turn this lovely diverse neighborhood into a planned camp with arbitrary rules and regulations. I did not move into an apartment building or a town home community or an over 55 community because of all of this. Again, the current fees should be mandatory and that is that.	4/4/2016 7:18 AM
12	Any services to keep the neighborhood attractive and safe to all who live here and also to attractive favorable newcomers when a residence is for sale.	4/3/2016 10:26 PM
13	I would be happy to help support all activities that can enrich and improve our great neighborhood!	4/3/2016 9:08 PM
14	Supported transportation, contracted neighborhood providers	4/3/2016 8:43 PM
15	none	4/3/2016 8:40 PM
16	?	4/3/2016 6:48 PM
17	Additional/better/brighter street lights	4/3/2016 12:57 AM
18	There are a lot of services already in place. congrats.	3/31/2016 8:17 PM
19	There is no commonly owned property for the single family homes to support. Homeowners did not purchase homes in this neighborhood expecting to be required to pay mandatory dues. Liens against property for unpaid dues is an egregious infraction against current homeowners in a neighborhood that functions very well as it is. There is no need to "fix" it.	3/28/2016 6:54 PM
20	We have always (over 20+ years) supported our Falconbridge community, participated in events, helped on committees and projects and the entrances & mailboxes have always somehow been maintained. Instead the FCA treasury reserves(+/- \$40,000) have been depleted for rehab of a functionally obsolete and undersized clubhouse that the FCA does not own. This was done without any input from the general FCA membership.	3/27/2016 4:34 PM
21	Children's play area	3/24/2016 8:56 PM
22	Fenced dog park with special section for little dogs!	3/24/2016 11:56 AM
23	lower pool membership fees?	3/23/2016 11:56 PM
24	Ability to impose stronger covenants to elevate and protect homeowner property values. Penalties for not complying should be assessed along with accrued interest.	3/23/2016 5:03 PM
25	use of clubhouse by residents for programs, workshops, etc.	3/23/2016 2:48 PM
26	Voluntary participation is preferred, as it is now	3/23/2016 1:01 PM
27	Bus trips to restaurants, wineries and other places of interest that are 2 hours or more away.	3/23/2016 1:01 PM
28	Fight further development on the corner of 54 & Farrington Road. Our Neighborhood need to due all it can to prevent further expansion. The sewer system near our neighborhood is already overloaded and smells on a regular basis. It can not handle the current proposed building load.	3/23/2016 11:46 AM
29	none	3/23/2016 10:30 AM
30	Erect and maintain some kind of decorative fence or planting arrangements at the street sides where the PSNC ROW is. Include a friendly reminder that this is private property and not a public walkway.	3/23/2016 10:11 AM
31	Fee-based cooperatives: child care, gardens, transportation	3/23/2016 8:57 AM
32	Campaign and more speedbumps to slow down speeding in Falconbridge.	3/23/2016 8:56 AM
33	Playground!!!!!!	3/23/2016 8:52 AM

**Q6 In order to pay for these neighborhood services, please indicate if you support or oppose a limited, mandatory annual**

## assessment as described above for single family homes in Falconbridge.

Answered: 145 Skipped: 15



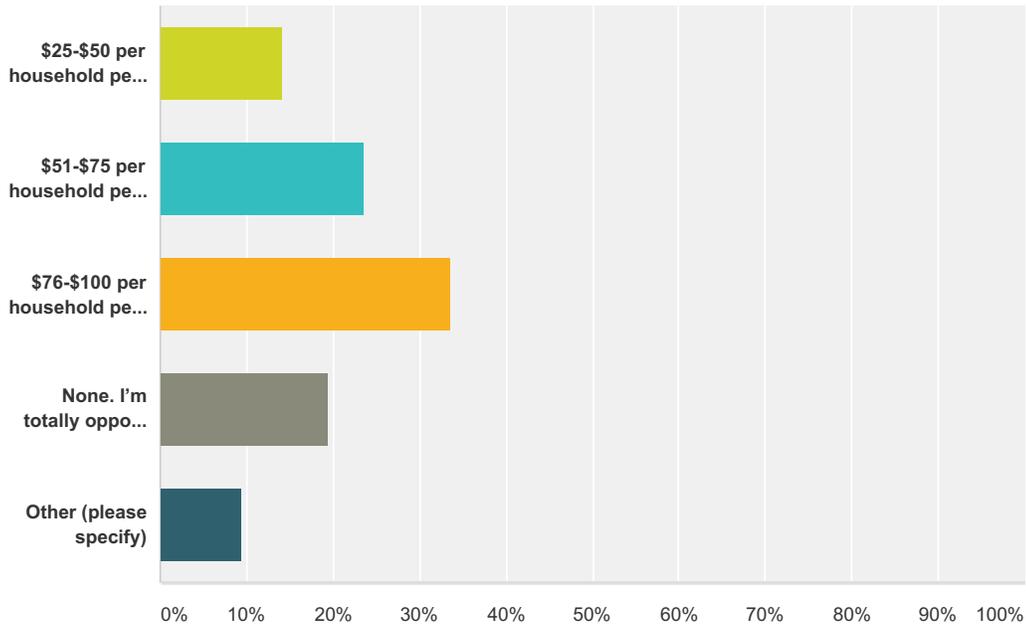
	Strongly Support	Moderately Support	Not Sure	Moderately Oppose	Strongly Oppose	Total	Weighted Average
(no label)	38.62%	22.07%	6.90%	8.28%	24.14%	145	3.43
	56	32	10	12	35		

#	Comments (optional)	Date
1	Not enough of the services are meant for everyone.	4/20/2016 4:21 PM
2	Any assessments should be periodic based on actual expenses for required maintenance of specific entites (mailboxes, signs, entrance) owned or managed by the FCA	4/9/2016 12:48 PM
3	Would support only a fair assessment and half price for a single resident Unfair to make them pay more with only one income	4/5/2016 10:33 PM
4	No - No to mandatory assessments	4/5/2016 9:28 PM
5	It just makes sense. It would be no big deal if it had been in place in the beginning.	4/4/2016 12:31 PM
6	LIMITED being the key word. I think some people fear the assessment may rise to a higher level than a present.	4/4/2016 11:48 AM
7	It depends on the verbage of the proposal	4/4/2016 7:19 AM
8	I am very ambivalent about a mandatory annual assessment for the reasons given on the first page. People who live in the neighborhood and are not involved in any way in its community activities are, I think, going to be very resistant to this change and I think the neighborhood is going to be opening a "can of worms" when trying to enforce such a change.	4/3/2016 9:19 PM
9	Let people support on their own accord. Last thing we need is another tax.	4/3/2016 8:48 PM
10	Who will make the assessment and will there be a percentage cap on the amount if an increase is assessed?	3/31/2016 10:06 PM
11	What does limited mean? We already pay for yearly Association fees to support certain services or activities	3/31/2016 8:17 PM
12	I believe that some of the monies now spent by the Alliance could be raised by the specific groups involved rather than being paid out of dues. As stated in the previous question, Falconbridge has no common property; it is a single family neighborhood developed before the concept of shared property which needs to be maintained. The entrances are the only property that the Alliance might want to maintain, although they legally belong to each landowner, as do the corners. I do not believe that the wooden signs must be maintained forever either. The clubhouse and pool are the property of the townhomes and should be maintained by them, with single family homeowners paying a reasonable fee to use the facilities. Other homeowners who do not use these facilities should not be held accountable for them. The same goes for the different clubs/organizations. They serve a specific group of members, not the entire neighborhood, and should be supported by their members, not everyone else. Voluntary dues are a nice "extra" but requiring mandatory dues and placing liens on people's property for non-payment would change the entire character of a neighborhood that has been a very nice place to live already.	3/28/2016 7:02 PM

13	Support depends on amount of assessment	3/28/2016 2:35 PM
14	Voluntary membership is working fine. No property liens required to spend money on things we do not own. Next thing you know, we'll be asked to support pond dredging or rehab, fix or replace the pool and any other project that comes along once there is a mechanism to collect mandatory assessments.	3/27/2016 4:34 PM
15	The FCA tried this in 2005 in order to fund Community Center of Falbonbridge. This initiative proved divisive and was soundly rejected. I should rather see higher voluntary dues to the Alliance than mandatory assessments. True, you'll never get every household on board, and some will opt out. But I would rather live with the "free rider" problem than see the formation of a traditional homeowners' association with the authority to place liens on properties. People who want that kind of structure might be happier in Cary than in Falconbridge.	3/25/2016 10:34 AM
16	Biggest concern is raising fees over time. our intentions are good, but what about future board members? some sort of check and balance in the bylaws would be a good selling point	3/23/2016 11:58 PM
17	Only for very limited infrastructure support that is very narrowly defined. One of the attractions of this neighborhood is the limited power of the HOA.	3/23/2016 9:39 PM
18	If the annual assessment stays at the current level at least for a period of years. The opposition I heard when this issue was raised before was that it would increase in cost each year and could become prohibitively expensive.	3/23/2016 6:28 PM
19	it depends on how high rhe assesment is, but I agree in principle	3/23/2016 3:28 PM
20	Limited to neighborhood upkeep, not to improvements, I.e. Clubhouse	3/23/2016 3:16 PM
21	No mandatory assessments- especially if lien is attached. I moved to the neighborhood w/out assessment. I am willing to pay the suggested assessment- but it should not be mandatory. Homeowners in townhomes are paying for landscape, roof, etc. I feel no compulsion to pay for that.	3/23/2016 2:51 PM
22	Support for neighborhood improvements, but less so for social and wellness activities	3/23/2016 10:45 AM
23	I think it would be much better to build community through better fund drives for voluntary contributions rather than making people feel forced to contribute, which does not foster community spirit. We are relatively new here, and were on the verge of paying our dues when the threat of foreclosure was brought forward. Since then, I've been worried about paying the dues, as it might then indicate my consent to and obligation to comply with any rules that the community might impose. This has galvanized me to be even more strongly in favor of voluntary contributions. This was a very chilling move on your part to level this kind of threat against fellow members of your community and was very upsetting to someone new to the neighborhood. I strongly feel that you should try some ways of making payment easier. For younger people particularly, they will expect to be able to pay online--nobody writes checks anymore. Why not try fund drives at the clubhouse and online payment before going with the most extreme route of alienating your neighbors (especially the younger ones) with mandatory payment?	3/23/2016 9:21 AM
24	I am in support of a mandatory fee to cover the cost of maintaining common areas such as entrances and areas around the mailboxes. I'm not in favor of mandating the people pay for services they did not move into this community to avail themselves such, such as Aging in Place, the clubhouse, etc.	3/23/2016 9:15 AM
25	I think the current system works. I think its unfair to compair house owners with the townhouses, where fees pay for their exterior maintenance, lawn care around the buildings, and include the use of the pool.	3/23/2016 9:01 AM
26	This should have been in place from the very beginning	3/23/2016 8:58 AM
27	Most neighborhoods in the area have an HOA fee. I'd support something low. \$150 or less annually. Unless it included the pool--I'd pay more.	3/23/2016 8:53 AM

**Q7 Please indicate what dollar amount of annual assessment you would consider to be acceptable (assuming that a sufficient number of homeowners agree to an assessment):**

Answered: 149 Skipped: 11



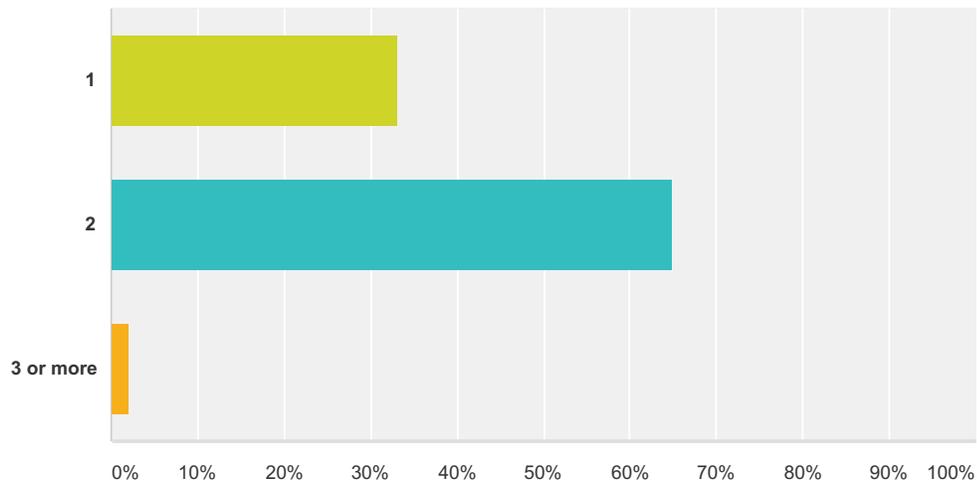
Answer Choices	Responses
\$25-\$50 per household per year (equivalent to \$2.08 - \$4.17 per month)	14.09% 21
\$51-\$75 per household per year (equivalent to \$4.25 - \$6.25 per month)	23.49% 35
\$76-\$100 per household per year (equivalent to \$6.33 - \$8.33 per month)	33.56% 50
None. I'm totally opposed to any mandatory assessment	19.46% 29
Other (please specify)	9.40% 14
<b>Total</b>	<b>149</b>

#	Other (please specify)	Date
1	We are seniors....age 90 and 83.lived here since 1996....We played when others did not we need a break...since he only thing we are apart of is the maintaining of the neighborhood	4/21/2016 12:42 PM
2	Other expenses in the budget (directory, exercise instructor, newsletter, social events) should be paid from funds from voluntary membership fees. NOT mandatory assessment.	4/9/2016 12:49 PM
3	I am totally opposed to a mandatory assessment but I agree to a \$25-\$50 per household per year assessment on a VOLUNTARY BASIS.	4/7/2016 11:16 AM
4	100 as a base with additional fees for certain neighborhood services	4/3/2016 8:45 PM
5	This issue of mandatory payments was discussed in 2006. It was determined NOT to be a legal option because the homeowners do not own any property together.	4/2/2016 8:59 AM
6	Single family households should pay less then households comprised of 2 or more...	3/30/2016 5:33 PM
7	I think the current amounts of the annual dues are reasonable and fair.	3/27/2016 3:23 PM
8	This is becoming a head scratcher...what is the logic of mandatory fees if more money is donated than spent? Someone is bored and needs something to do, collecting \$2-\$8/month from every house? People are paying what it is worth to them and there's a surplus. The motive isn't clear here and it is worrisome to set precedent to tax and raise funds from neighbors and encourage community division. We who give freely do so out of a sense of connectedness to this special place and do not need to create a pay to play, transactional environment. That isn't a neighborhood.	3/24/2016 11:57 PM
9	It depends what the money is earmarked for and the possibility of "scope creep" that would allow the HOA to become empowered in unexpected ways.	3/23/2016 9:47 PM
10	I am willing to pay the 75\$ assessment, but don't think it is necessary for it to be mandatory.	3/23/2016 2:52 PM

11	Would willingly pay up to \$200 per year.	3/23/2016 10:10 AM
12	I think the \$75 you propose is very reasonable and I'm very willing to pay this, but only on a voluntary basis.	3/23/2016 9:24 AM
13	As a single person, I would be in favor of continuing the fees as they are now with \$50/single person and \$75 for more than one adult. If the rates go up, I would ask that you consider the fact that some of us are retired and raising the rates (especially if mandated) may be a hardship.	3/23/2016 9:17 AM
14	\$200/year. The funds generated need to be large enough to make a significant difference. Then people will recognize the benefit.	3/23/2016 8:59 AM

### Q8 Number of adult residents in your home

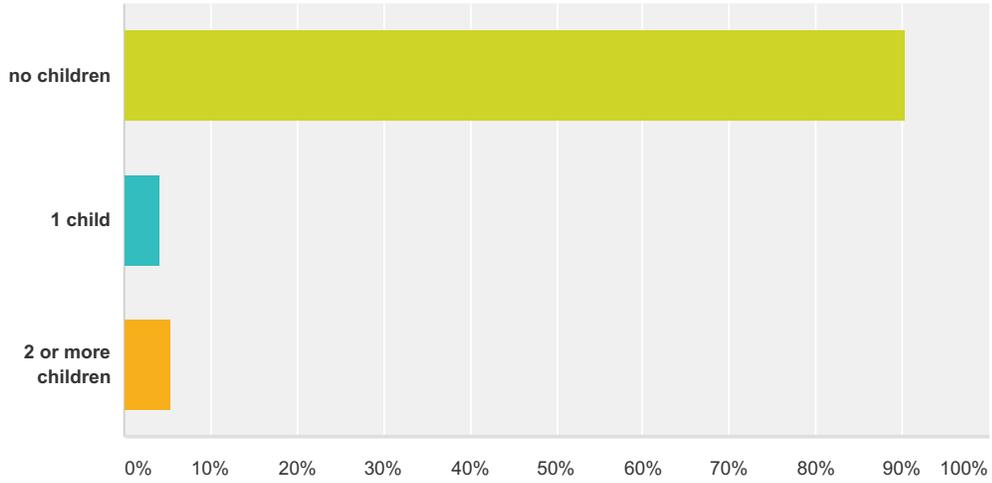
Answered: 148 Skipped: 12



Answer Choices	Responses
1	33.11% 49
2	64.86% 96
3 or more	2.03% 3
<b>Total</b>	<b>148</b>

### Q9 Number of children 18 years old or less living in your home?

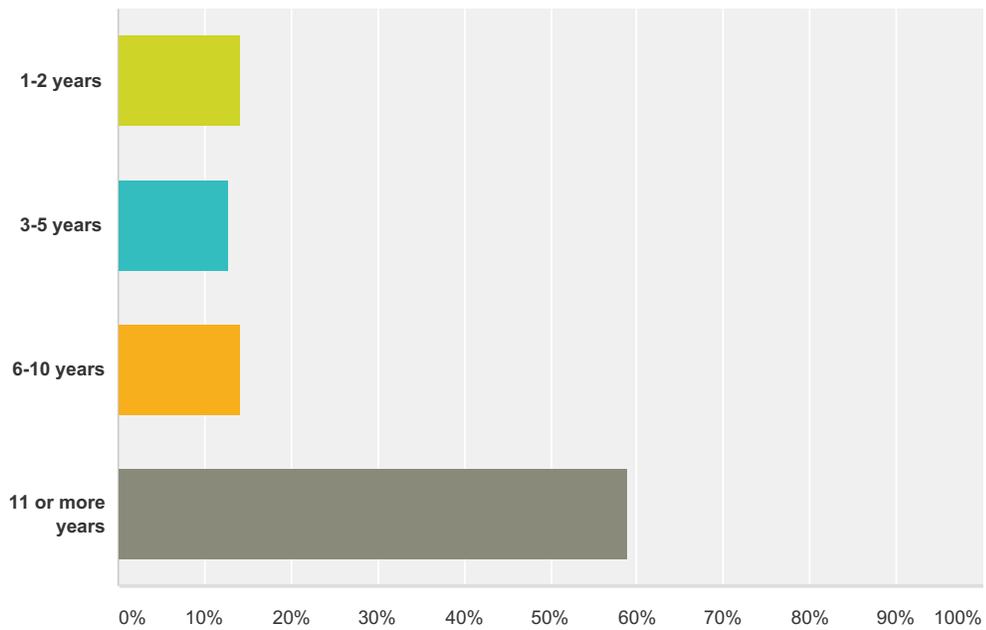
Answered: 147 Skipped: 13



Answer Choices	Responses	
no children	90.48%	133
1 child	4.08%	6
2 or more children	5.44%	8
<b>Total</b>		<b>147</b>

### Q10 How many years have you lived in Falconbridge?

Answered: 148 Skipped: 12

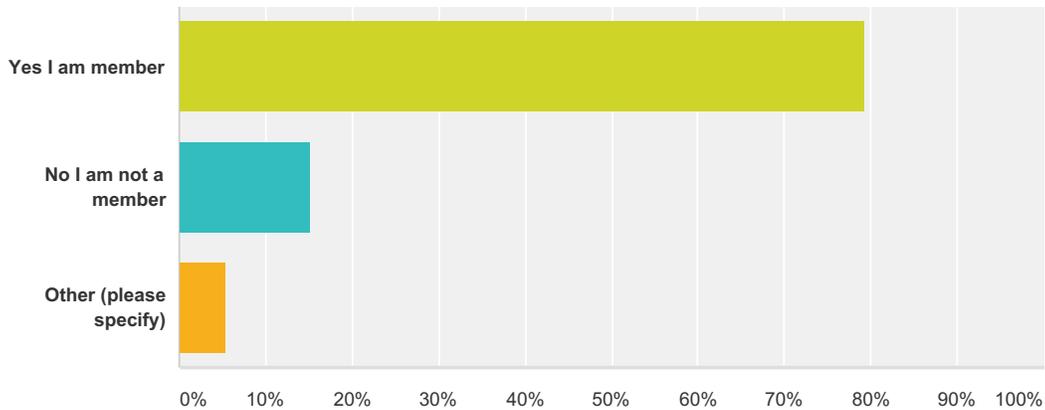


Answer Choices	Responses	
1-2 years	14.19%	21

3-5 years	12.84%	19
6-10 years	14.19%	21
11 or more years	58.78%	87
<b>Total</b>		<b>148</b>

### Q11 Are you a current (2016) member of Falconbridge Alliance?

Answered: 145 Skipped: 15

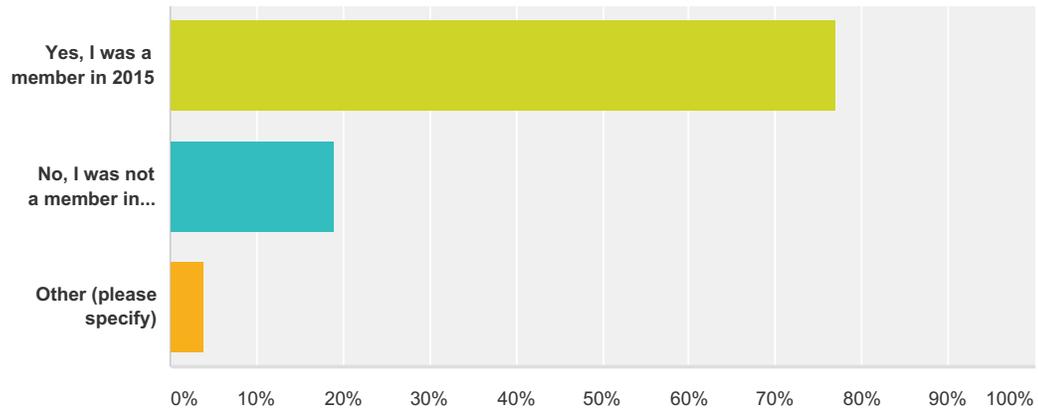


Answer Choices	Responses	
Yes I am member	79.31%	115
No I am not a member	15.17%	22
Other (please specify)	5.52%	8
<b>Total</b>		<b>145</b>

#	Other (please specify)	Date
1	Not sure	5/1/2016 8:16 PM
2	I signed up very late in 2015, not going to pay again a few months later, but will consider for 2017.	4/20/2016 4:22 PM
3	As mentioned in comments, making fees mandatory was discussed at length in 2005-2006. It was determined that if the homeowner's do not own any joint property (and the single family homeowners do not) it is not legal to access a mandatory fee. A fee can not be imposed on those who do not wish to pay. Your change in the association two years ago left me uncertain of what liability I was committing to if I joined. I support a voluntary annual fee covering neighborhood maintenance.	4/2/2016 9:04 AM
4	Don't know what it is	3/24/2016 11:57 PM
5	none of your business	3/23/2016 10:31 AM
6	Ironically, I was on the verge of trying to figure out how to pay (since you only provided this information in paper form in the newsletters, I was digging around to find it--I never received an email about payment, which would have made this much easier), and then the threat of foreclosure came and that made me very uncertain about making a contribution.	3/23/2016 9:29 AM
7	about to send in my dues (late)	3/23/2016 9:15 AM
8	I always mean to join but lack of convenient online registration prevents me. I know it doesn't sound difficult, but remembering to fill out a form, write a check, and then mail it quickly goes to the bottom of the priority list. If there was a link emailed out where I could just click and join, I would have done it ages ago.	3/23/2016 8:57 AM

## Q12 Were you an Alliance member last year (2015)?

Answered: 148 Skipped: 12



Answer Choices	Responses
Yes, I was a member in 2015	77.03% 114
No, I was not a member in 2015	18.92% 28
Other (please specify)	4.05% 6
<b>Total</b>	<b>148</b>

#	Other (please specify)	Date
1	Not sure	5/1/2016 8:16 PM
2	We were members till the annual assessment rose to \$75 for two people living in the same house. Additionally, if the spouse is required to sign individual consent documents and the annual assessment will be more for two persons living in a home then the spouse should be allowed to express their opinion in the survey.	4/7/2016 11:16 AM
3	Again, because of the way you want payment and the silly talk of forecloser	4/5/2016 10:36 PM
4	I have been a member of the Alliance and the predecessor organization since we moved here in 1995.	4/4/2016 7:35 PM
5	New to the area	3/23/2016 3:57 PM
6	one of your business	3/23/2016 10:32 AM
