REIMAGINING FALCONBRIDGE

PROJECT REPORT

June 1, 2016

Submitted by Marese Casey and Rae Thompson

This report is dedicated to the dozens of Falconbridge residents

who committed their ideas, time, and energy to this project.

Many of their imagined enhancements to the neighborhood

are already being implemented and more are on the way.

"Never underestimate the power of a small group of committed people

to change the world. In fact, it is the only thing that ever has."

–Margaret Mead

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INTRODUCTION

About nine years ago, a group of motivated Falconbridge residents met to talk about the possible future (and nature) of our community. Inspired by an aging-in-place community in Beacon Hill, Massachusetts, the group put together a series of phased steps for creating an aging-in-place community in Falconbridge—from the Traveling Pub to the Falconbridge Friends, and much more. Many of the activities and services they imagined and implemented are still in place and going strong.

Last September, another group of residents ~~were~~ was inspired by a presentation on imagining the future given by Bolton Anthony. It seemed time to revisit how far we'd come and where we wanted to go next. With that in mind, two of us put our heads together and designed and led a two-part process for giving residents the opportunity to have a voice in the future of Falconbridge. We had two goals: (1) to engage and empower people as champions of simple enhancements to neighborhood life that were meaningful to them; and (2) to document the process and its results for an ongoing, more formal vetting of complex improvements that were seen as high priorities. This report is the result of that five-month reimagining process.

–Marese Casey and Rae Thompson

EXECUTIVE SUMMARY

The Reimagining Project was launched on Sunday, January 17, 2016 with the first small group (Blue Sky) session. Seven groups followed with a total of 43 participants who came up with 298 ideas for the future of Falconbridge. By synthesizing the results, we identified 53 distinct priorities based on participants' 129 votes. Based on the number of votes and separate mentions by different groups, we divided these priorities into LOWER and HIGHER PRIORITIES and EASY WINS/TOUGHER TASKS. These divisions are shown below, along with the number of votes (#) received.

LOWER PRIORITY/EASY WINS

ELDER TELEPHONE CHECK-IN / CHAIN (1)
ELDER CIRCLES (1)
ANNUAL ART WALK/SHOW (1)
WRITERS' GROUP (1)
CLUBHOUSE CLASSES (1)
TRAVELING PUB AT CLUBHOUSE (1)
POOLED EXTERNAL SERVICES (2)

HIGHER PRIORITY/EASY WINS

RESIDENT SKILLS NETWORK (6)
HIKING/WALKING GROUP (5)
SMALLER NEIGHBOR EVENTS (3)
CLUBHOUSE MOVIES (3)
SHARED TOOL CLOSET (3)
OUTREACH TO ASSISTED LIVING (3)
MONTHLY CLUBHOUSE EVENTS (2)
ORGANIZED DAY TRIPS (2)

LOWER PRIORITY/TOUGHER TASKS

CLUBHOUSE ART DISPLAY (1)
FOCUS ON YOUNG FAMILIES (1)
INTERGENERATIONAL ACTIVITIES (1)
FOCUS ON DIVERSITY (1)
ORGANIZED VOLUNTEERS (1)
PRACTICAL OUTDOOR PROJECTS (1)
DOG PARK (1)
HARDSCAPE: LIGHTING (1)
BETTER MESSAGE BOARDS (1)
ENCLOSED POOL (1)
CLEAR WATER LAKE (1)
FOOD TRUCK EVENTS (1)
EXTERNAL PROMOTION OF FALCONBRIDGE (1)
UPDATED COMMUNITY DEMOGRAPHICS (2)
CHILDCARE NETWORK (2)
LINKS TO BIKING TRAILS (2)

HIGHER PRIORITY/TOUGHER TASKS

STRENGTHENED FRIENDS PROGRAM (8)
COMMUNITY GARDEN (6)
CLUBHOUSE COFFEE HOUSE (6)
FUND RAISING (5)
REPURPOSED TENNIS COURTS (5)
SINGLE-FAMILY HOA IMPROVEMENTS (5)
COMMUNITY BEAUTIFICATION PROJECTS - VARIED (4)
GROCERY MARKET IN MALL (4)
VETTED LIST OF CARE PROVIDERS (3)
TOWNHOME HOA IMPROVEMENTS (3)
PAVILION AND PLAYGROUND (3)
PUBLIC TRANSPORTATION ACCESS (3)
CLUBHOUSE CONCERTS (2)
COMMUNITY-WIDE INCLUSION (2)
ENHANCED TRANSPORTATION SERVICES (2)
LEADERSHIP SUCCESSION PLANNING (2)
CLEAR AND COLLABORATIVE ORGANIZATION RELATIONSHIPS (2)
USUABLE TENNIS COURTS (2)
NEW TOWNHOMES (2)
HARDSCAPE: SIDEWALKS (2)
WALKWAY TO MEADOWMONT (2)
WALKING TRAILS IN CORPS LANDS (2)

FALCONBRIDGE REIMAGINING PROJECT - JUNE 1, 2016

At a day-long workshop on May 21, 2016, we challenged 18 (says 21 somewhere else) volunteer participants from the smaller groups to take an in-depth look at the HIGHER PRIORITY/TOUGHER TASKS. They first voted to move five items from the LOWER to the HIGHER PRIORITIES list and then worked in teams to identify potential obstacles and proposed resolutions that would help move priorities forward. Finally, they created and presented summary action plans for the top six priorities from the project, based on the overall number of votes. Before leaving participants completed "Champion Sheets" to indicate their areas of interest and willingness to stay involved. Key results are shown below; *italics indicate edits made for clarification*. See Appendix 3 for a list of champions.

FIVE ITEMS MOVED TO HIGHER PRIORITY/TOUGHER TASKS (small group votes + workshop votes)

- UPDATED COMMUNITY DEMOGRAPHICS (1+2)
- ORGANIZED VOLUNTEERS (1+2)
- PRACTICAL OUTDOOR PROJECTS (1+2)
- HARDSCAPE: LIGHTING (1+2)
- LINKS TO BIKING TRAILS (1+2)

BIGGEST OBSTACLES (votes)

- NO TEETH TO STRUCTURE, BUY-IN, AND COORDINATION OF TWO ENTITIES (FHA, ALLIANCE) (7)
- *NO LONG-TERM PLAN FOR* SUSTAINABILITY OF LEADERSHIP AND VOLUNTEERS (4)
- NO WAY TO EASILY MATCH FUNDING WITH PROJECTS (3)
- LIMITED VOLUNTEER RESOURCES (2)
- *HARD TO* IDENTIFY PRIORITIES ACCURATELY GIVEN INSUFFICIENT RESIDENT INPUT (AGE BIAS) (2)
- SINGLE FAMILY HOMES DO NOT WANT HOA (1)

RESOLUTIONS WITH BIGGEST IMPACT (votes)

- *MOVE TOWARD* FALCONBRIDGE HAVING ONE GOVERNING BOARD, VIA A STRONG EDUCATION PROCESS (4)
- *DETERMINE* WHO ARE WE AND WHAT DO WE WANT *(DEMOGRAPHICS/NEEDS ASSESSMENT)* (3)
  - COLLECT AND SUMMARIZE DATA (NEEDS ASSESSMENT) (1)
- *ESTABLISH A* REIMAGINING HUB THAT SPONSORS MONTHLY *TOPICAL* FORUMS *TO MAINTAIN MOMENTUM* (3)
- EDUCATE AND CLARIFY ISSUES/PURPOSE/RESPONSIBILITIES OF ALL BOARDS AND RESIDENTS (2)
- RESTRUCTURE ALLIANCE MEMBERSHIP DUES TO OFFER TIERED OR DIRECTED FUNDING (2)
- USE PERSON-TO-PERSON OUTREACH TO OFFER SPECIFIC *VOLUNTEER* TASKS TO SPECIFIC INDIVIDUAL, RATHER THAN BROADCASTING NEED (1)
- *PUBLISH* MORE INFORMATION IN ALLIANCE NEWSLETTER RE: AGING IN PLACE/FRIENDS AND SEND NEWSLETTER TO EVERYONE REGARDLESS OF BEING AN ALLIANCE MEMBER, WHILE ALSO USING MAILBOXES *TO DISPLAY* INFORMATION (1)
- ESTABLISH KICKSTARTER PROGRAM (1)

TOP SIX ITEMS (votes)

- STRENGTHENED FRIENDS PROGRAM (8)
- COMMUNITY GARDEN (6)
- CLUBHOUSE COFFEE HOUSE (6)
- FUND RAISING (5)
- REPURPOSED TENNIS COURTS (5)
- SINGLE-FAMILY HOA IMPROVEMENTS (5)

OBSERVATIONS

During the course of the project, we made some observations we hope will be helpful to board members and all residents willing to move forward with ideas from this project...or any new ones. We are confident that people who participated in "Reimagining Falconbridge" will also be great sources of insight on how to continue making Falconbridge a great place to live.

OBSERVATION 1: There continues to be confusion around the relationships among Friends, the FVA, and the FCA, especially as it relates to Falconbridge as an Aging-in-Place community.

> This has been an issue as long as we can remember and came up in every session. People wondered about the purpose and responsibilities of each organization, asking question such as "Are Friends and the FVA the same thing?" "What does the FCA do and how is that different from the Alliance?" "How can something be an Alliance-sponsored event if aging-in-place activities come under the FVA?" "What's the difference between aging in place and Friends?" "How does the 501C3 status of FVA affect what it can do?"

> In our view, this confusion may be the result of history and terminology and/or fuzzy boundaries. When the FVA was formed around the concept of aging in t-place, it was the home for all activities (from the Pub to Friends). But the term *aging in place*, which was adopted from the Beacon Hill community that inspired Falconbridge residents, conjures up different things for different people. And, as the number of intergenerational activities has grown, it's easy to see that some things don't seem to fit everyone's idea of what it means to age in place. These lines blurred even more when the FCA and FVA merged to form the Alliance.   A clear and widely communicated delineation of mission, roles, responsibilities, and relationships would go a long way toward clearing up this issue.

OBSERVATION 2: There is a strong desire to transcend the "Goforth legacy" of divided organizations to help unify the community.

> In every session we held, there was a lively discussion about the limitations and frustrations caused by the divided governance—and consequent perspectives regarding "fee or free" options—of the townhomes and single family homes. At the same time, participants were vocal about finding ways to unify the community. Whether that involves some restructuring of governing bodies or more coordination between existing ones is up to those organizations, hopefully with input from well-publicized resident focus groups or forums.

OBSERVATION 3: Volunteers are the key.

> Falconbridge's success has been, and continues to be, built on the backs of volunteers. It's inspiring to see people's commitment to supporting Friends, volunteering for social events, and giving of their time and energy to servinge on the boards, participatinge in reimagining the community, and giving their all for the benefit of others. Unfortunately, it's often the same people doing double- and triple-duty to make things happen, which raises the potential for losing volunteers to burnout. And there will always be a natural attrition as people move out of the community. Finding ways to recruit, support and nourish, and replace volunteers when necessary is vital to our continued success. This applies to leadership positions and all volunteers.

OBSERVATION 4: We can capitalize on the fact that many obstacles (and resolutions) apply to multiple priorities.

In identifying obstacles to the HIGHER PRIORITY/TOUGHER TASKS, most obstacles were seen as factors in multiple priorities.   This is good news, as removing one key obstacle could open the door to implementing more than one priority. And while the overlap between resolutions and obstacles was less dramatic, we can still see that a single resolution has the possibility of moving more than one priority forward.

OBSERVATION 5: It is and it isn't about the money. (See note in email)

It's human nature to see the lack of sufficient funds as a primary obstacle, no matter what idea we want to implement. However, a deeper examination usually reveals other, underlying reasons why there's a lack of money. Only by identifying these reasons can a resolution be developed. In all reimagining sessions, but particularly at the workshop, participants delved into the probable causes of "not having enough money" to tackle key priorities. Most of the reasons revolved around the demographics of the neighborhood; the recognition that not everyone wants to be involved in a community, or to help finance its maintenance or fund improvements; and the presence of younger families whose careers and children leave them little time to join in. People discussed the importance of not judging people or making them "wrong" when their perspectives differ from those willing to be involved. It's also important not to write everyone off, and instead find new and unique ways to reach out to the people who are here (rather than wishing we had different people). Many of the proposed resolutions addressed this demographic-based obstacle, focusing on both on the technology-savvy and the not-so-technologically-minded residents of Falconbridge.

OBSERVATION 6: Time marches on / things change.

We started the Reimagining project in mid-January, concluded the small group sessions in March, and held the workshop in late May. It's no surprise that some of the EASY WIN priorities identified early in the process have already come to life. Others, both EASY and TOUGH, are currently in the works.   In addition, new information has surfaced that restricts possibilities for certain ideas; most notably the polling of single family homes that resulted in the Alliance board nixing the establishment of mandatory assessments in the foreseeable future. Ongoing evaluation of needs and priorities should be an integral part of moving forward.

OBSERVATION 7: We need a mechanism for maintaining the momentum generated by this work.

As exciting and encouraging as this project has been, it might "die on the vine" without some way to keep it going and growing. One of the suggestions at the workshop, which we wholeheartedly endorse, is that a Reimagining HUB or group be created to shepherd and/or coordinate the implementation of priorities coming out of this process and/or arising on their own. To leverage the energy generated by Reimagining and other efforts made by the FHA/RFC and Alliance, the exact nature of that group—and how it would work with the two boards—should be determined and communicated as soon as possible. Fortunately, there are several volunteer champions interested in following up on this.

There is one thing stronger than all the armies of the world,

and that is an idea whose time has come.

–Victor Hugo

PROCESS OVERVIEW

The goal of "Reimagining Falconbridge" was to envision the future while preserving what we have. The overall purpose was twofold: (1) to give residents the opportunity to continue to have a say in the development of our community; and (2) to provide a well-thought-out set of recommendations for the boards and residents to consider in moving forward.

To these ends, we modified the "Technology of Participation" process developed and used worldwide by the Institute of Cultural Affairs for both parts of the reimagining exercise (see appendix for more information). We picked this approach because the ICA process has been shown to excel in

- • recognizing and honoring contributors
- • dealing with more data in less time
- • pooling individual contributions into useful patterns
- • welcoming diversity while minimizing conflict
- • helping people define and move through change or transition

Phase 1: We guided 43 participants in eight small groups (held between January 17 and March 30) to imagine the future of Falconbridge and vote for their priorities. We documented, organized, analyzed, and synthesized their 298 ideas into a Practical Vision and set of 53 distinct priorities. We divided those priorities into LOWER/HIGHER and EASY WINS/TOUGHER TASKS, and sent the results to participants who volunteered to continue to Phase 2.

Phase 2: We gave volunteers the opportunity to review the results and make a case (in advance of the upcoming workshop) for moving a priority from EASY to TOUGH prior to our formal meeting. On May 21 we met with 21 (elsewhere it says 18) residents at the clubhouse for a full-day workshop. With the help of two new volunteers who assisted us in the process, we began by giving them the opportunity to cast a bonus vote, possibly to raise the level of a priority. Then we continued our modified ICA process by guiding teams of four to identify obstacles and propose resolutions to the 22 HIGHER PRIORITY/TOUGHER TASKS—organizing and voting along the way. We ended with (1) teams creating and presenting their recommendations for the Top Priorities to come out of the process; and (2) individuals identifying which priorities they are willing to champion or help implement. *See Table 1 for an overview of the entire process.*

Participants: Participants came from both the townhomes (#) and single family homes (#). When asked how they arrived in Falconbridge, about half responded "by accident," or "pure dumb luck." The other half said they chose the community intentionally—drawn by its convenient location, wide streets and mature landscaping, lot sizes, availability of single-floor homes, neighborhood activities, friends in the neighborhood, and aging-in-place services. Many were downsizing and attracted to the modest, affordable homes; some have family in the area. One participant admitted to doing "massive research" on where to live, while another remarked that the neighborhood "seemed like it had soul."

When asked why they volunteered to take part in the reimagining, their responses were wide-ranging, including...

- • I want to give back.

- I want to keep things going.
- I like the experience of community.
- Helping will build community spirit.
- If you benefit, you have the obligation to participate
- I have seen things grow and prosper and want to be part of the future.
- I've done this before in other neighborhoods and know the benefits of being involved.

About 75 percent (33) of Phase 1 participants volunteered for Phase 2. Some were unable to attend, however, which meant we had 18 participants for the Phase 2 workshop. Of those volunteers, 15 agreed to either champion a Practical Vision priority or take part in helping to implement one or more ideas.

TABLE 1: Modified ICA Technology of Participation Process Overview

PHASE 1: SMALL GROUPS			
STEP	**KEY TASK**	**ORGANIZING QUESTION(S)**	**OUTCOMES**
1	**DEVELOP** ideas and themes that set the stage for identifying a practical vision for future Falconbridge.	What would you most like to see/have in Falconbridge in the next one to five years?	• Record of each group session • Sets of themes with corresponding ideas • Participants' contact list
2	**ANALYZE AND SYNTHESIZE** results, put together practical vision statement, and send materials out to phase 2 volunteers.	What is the overall vision for Falconbridge? What are the priorities within that vision? What can be done easily and what requires more consideration?	• Practical Vision statement • Priorities (LOWER/HIGHER and EASY WINS/TOUGHER TASKS) • Instructions and materials for Phase 2 volunteers
3	**MODIFY** EASY WINS/TOUGHER TASKS priorities as appropriate given participant feedback.	What are the complex priority ideas that need to be considered in Phase 2 workshop?	• Final set of HIGHER PRIORITY/TOUGHER TASKS • Materials for workshop
PHASE 2: FULL-DAY WORKSHOP			
STEP	**KEY TASK**	**ORGANIZING QUESTION(S)**	**OUTCOMES**
4	**SET UP** process and opportunities participants will have during the workshop.	What do we hope to accomplish today?	• Participants aligned around common goals and workshop ground rules
5	**IDENTIFY** obstacles to achieving practical vision and organize into groups.	What common obstacles might stand in the way of achieving the HIGHER PRIORITIES/TOUGHER TASKS?	• Thematically organized obstacles that will need to be overcome to move forward
6	**EXPLORE** resolutions to obstacles and organize into groups.	What strategies or actions will resolve or overcome identified obstacles?	• Thematically organized strategies and actions for moving forward
7	**ASSIGN** teams to summarize and report on top priorities and develop plans of action.	What can be done, by whom, and when to implement each top priority?	• Action plan summaries for top priorities • Shared enthusiasm for possibilities for envisioned future
8	**CALL FOR/COLLECT** participants to champion EASY WINS	Who is willing to claim and champion an idea to move it forward?	• Identified (and energized) champions
9	**WRITE UP** results of project for ongoing consideration	What have we learned about the priorities for enhancing life in	• Energized participants • Written report available to

		Falconbridge and how can we move forward?	boards and all interested residents

PHASE I: SMALL GROUP RESULTS and PRACTICAL VISION

We met with 43 residents in eight small groups over three months, from January through March 2016. The goal: to generate a list of possible enhancements that will make Falconbridge an even better place to live. Desired outcomes: (1) a wide-ranging list of short- and long-term enhancements; (2) themes and categories; (3) priorities; (4) a shared sense of hope and possibility for improving our community.

Our Practical Vision for Falconbridge is culled from the sum total of all suggestions voiced during the eight Blue Sky sessions held in Phase I. We extrapolated the themes, which are listed and described in this document, from the categories identified by our small groups. We titled them to reflect the common KEY ideas, as we saw them, across all small groups, and to provide a "home" for every idea offered.. The eight common themes are

   A. Aging in Place
   B. Community Activities and Groups
   C. Clubhouse Activities and Events
   D. Inclusivity and Intergenerational Focus
   E. Neighborhood Resources and Shared Economy
   F. Governance and Organizational Infrastructure
   G. Environment and Physical Improvements
   H. Outreach—Connections Beyond Falconbridge

When combined, these practical vision themes provide an overview of our/your collective vision of the future of Falconbridge. Each theme is described on the following pages, followed by tables showing participants' priorities and non-priority suggestions. From this overview, you can get a comprehensive view of the ideas generated in the small group sessions, which suggestions were seen as priorities by the participants, and which suggestions were not.

It should be noted that we assigned each suggestion to the *single* Practical Vision theme that in our view most strongly represents the essence of that idea, even though it may also fit into a second theme. In some instances, we have subsumed the same or highly similar suggestions under a single composite item, to better show the strength of the idea. In those instances, the actual suggestions are listed below the composite idea.

We did not lose any idea during the aggregation and synthesis process, and all ideas can be traced back to their source.

DESCRIPTIONS

A. **AGING IN PLACE:** Suggestions in this category revolve around the concept of Falconbridge as an aging-in-place community. Many, if not all, involve the Falconbridge Village Association and the Friends organization and are designed *specifically* to meet the health, mobility, and overall quality of life (and death) issues faced by residents living in Falconbridge.
NOTE: It might be said that all Falconbridge activities qualify as aging-in-place activities, especially since most have arisen from a concerted effort to develop this concept in our community. For this project and in this document, however, only those ideas that focus on older residents—or residents of any age who need help due to illness, injury, or other circumstances—are placed in this category. Activities that are equally appealing to residents of all ages are placed within the distinctive themes that reflect their essential purpose and seem to make sense to most participants.

Number of ideas for Aging in Place: **25**

Number of priority votes: **13**

B. **COMMUNITY ACTIVITIES AND GROUPS (NON-CLUBHOUSE):** In this category are group activities that generally take place outside the clubhouse—or at least do not rely on the clubhouse and its environs—and may or may not be defined by a formal group or established membership. Typically they involve doing things as a community, or a subset of the community, where participation is open to any Falconbridge resident who wishes to be involved. They may be ongoing, occur fairly frequently (every month or two) or happen only sporadically. The current traveling pub, sporting life group, coffee klatch, and book clubs, as well as Mardi Gras bowling, are examples of this Practical Vision theme.

Number of ideas for Community Activities and Groups (Non-Clubhouse): **56**

Number of priority votes: **14**

C. **CLUBHOUSE ACTIVITIES AND EVENTS:** These activities and events typically occur in or just outside the clubhouse. Some of them occur on a regular basis. Others are one-time or periodic events. And, although they may or may not involve a standing group, they are characterized by their appearance on the RFC's clubhouse schedule. Most involve Falconbridge residents only, but some may involve bringing in someone from outside the community for a class or event attended by residents. Examples of this Practical Vision theme include various potlucks, the New Year's Gala, indoor and outdoor musical events, yoga classes, and the Mah Jongg and art groups.

Number of ideas for Clubhouse Activities and Events: **50**

Number of priority votes: **17**

D. **INCLUSIVITY AND INTERGENERATIONAL FOCUS:** Suggestions in this category speak to the desire to focus on inclusivity in all Falconbridge groups and activities, across age groups. Some ideas involve expanding participation and the openness of existing groups. Others emphasize appealing to younger families or promoting cross-generational participation. And still others highlight the importance of communicating openly and regularly with all residents, not just Alliance members. Current activities and events that may fall into this Practical Vision theme—because they engage an intergenerational audience—are the Easter Egg Hunt, Fourth of July Parade, and Halloween Party, although they are also Clubhouse Activities and Events.

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Number of ideas for Inclusivity and Intergenerational Focus: **25**

Number of priority votes: **7**

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E. **NEIGHBORHOOD RESOURCES AND SHARED ECONOMY:** Suggestions in this category have to do with the various lists and tangible resources that might be shared by Falconbridge residents of all ages (not just Alliance members). They often require shared responsibility and a willingness to create and abide by a set of guidelines for use, as well as a way to keep them updated and relevant. And, while they may provide valuable resources for aging residents, they are meant to be accessed by all families. The Falconbridge listserve, vendors list, and clubhouse lending library are good examples of this Practical Vision theme, as are Granny's Closet and our sharable medical equipment.

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Number of ideas for Neighborhood Resources and Shared Economy: **34**

Number of priority votes: **15**

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F. **GOVERNANCE AND ORGANIZATIONAL INFRASTRUCTURE:** This category holds ideas related to the way Falconbridge governing bodies are organized, run, and financed—generally focusing on the need for transparency, broadly understood guidelines and relationships, clearly defined roles and responsibilities, simplified structure, and updated covenants. Anything requiring a policy change falls under this Practical Vision theme as well.

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Number of ideas for Governance and Organizational Infrastructure: **23**

Number of priority votes: **18**

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G. **ENVIRONMENT AND PHYSICAL IMPROVEMENTS:** In this category are suggestions related to the common areas and open spaces throughout the neighborhood. They typically involve beautification and/or improved or additional functionality or convenience. Some involve the creation or modification of some structural feature of the community. A few are aimed at large-scale building. The addition of speed humps, doggie bag dispensers, and plans to build a playground and pavilion fall within this Practical Vision theme.

Number of ideas for Environment and Physical Improvements: 48

Number of priority votes: 18

H. **OUTREACH—CONNECTIONS BEYOND FALCONBRIDGE:** Ideas in this category focus on how Falconbridge might reach out to, or interact more with, the surrounding community. Some focus on how we might entice nearby businesses to partner with us in some way, or establish their businesses within easy access to Falconbridge residents. Some focus on building physical connections and easier access to nearby communities, as well as attracting like-minded folks to Falconbridge by actively promoting our community outside of Falconbridge. And some focus on being of service to others beyond Falconbridge, involving either sponsorship or participation by Falconbridge residents. Examples of current activities in this Practical Vision theme include organized visits to the nearby assisted living facility and participation in the PORCH and Ronald McDonald House luminary programs, as well as past involvement with a CSA program.

Number of ideas for Outreach—Connections beyond Falconbridge: 37

Number of priority votes: 24

PRIORITIES AND NON-PRIORITIES

To get a sense of what we most want to see in Falconbridge's future, individual participants in each of the eight small groups were asked to tag their top three priorities from the 40 or so ideas generated by their groups. Some people were strategic, watching to see what others did first; some put all three priorities on the same item; and some lobbied their fellow participants to vote for their favorites. There were...

43 participants

298 suggestions

129 votes cast

PRIORITIES are those suggestions that received *at least one vote*. There were 95 of them initially, but with considerable redundancy across the eight small groups. After combining like suggestions into single priorities, we have...

53 priorities

NON-PRIORITIES are those suggestions that received no votes. Many of them mirrored the suggestions that did get votes, however, as shown in the tables below. Still others were stand-alone items that can inform future options or perhaps rise in importance over time.

The tables on the following pages show all 298 suggestions 129 votes cast by our 43 participants. They are organized to showcase the resulting 53 priorities across and within the eight Practical Vision themes.   They are presented by category and not in any order of importance.

TABLE A: AGING IN PLACE

PRIORITIES (AT LEAST ONE VOTE)	NON-PRIORITIES	
	SIMILAR MENTIONS (NO VOTES)	STAND-ALONE IDEAS (NO VOTES)
PRIORITY 1: STRENGTHENED FRIENDS PROGRAM (8 votes) • "Aging in community" definition *[clarify what it is/isn't]* ***** • Train more volunteers as Friends * • Strengthen marketing of Friends * • Neighborhood financial support of aging in place *	• Aging in place enhancement • Focus on aging in place activities • Improve publicity for aging in place services • Clarification of Neighbor Services	• Citizens' emergency response team • Weekly grocery shopping trips (for elderly) • Adult daycare • Increase anonymity of care group (Friends) • Eldercare home (in Falconbridge) • ADUs (Granny flats) • Provide source for end of life/cremation society • Provide source for modification of home for handicapped • Develop aging-in-place bank (pay it forward) • Organized meals for sick/recovery • Increase (aging-in-place) neighborhood connections nationally
PRIORITY 2: VETTED LIST OF CARE PROVIDERS (3 votes) • Vetted list of elder care providers ** • Vetting people for assistance (i.e., CNAs) *	• Consider communal hired helpers	
PRIORITY 3: ELDER TELEPHONE CHECK-IN / CHAIN (1 vote) • Institute a telephone chain *	• Neighborhood telephone partner	
PRIORITY 4: ELDER CIRCLES (1 vote) • Weekly elder circle (discussion) *		

TABLE B: COMMUNITY ACTIVITIES AND GROUPS (NON-CLUBHOUSE)

PRIORITIES (AT LEAST ONE VOTE)	NON-PRIORITIES	
	SIMILAR MENTIONS (NO VOTES)	STAND-ALONE IDEAS (NO VOTES)
PRIORITY 5: COMMUNITY GARDEN (6 votes) • Community garden * • Community garden-food * • Community garden * • Community garden * • Community veggie garden (at clubhouse) **	• Community garden • Plant a community garden • Community garden • Virtual community food garden (individual's sharing) • Allotments to grow stuff • Community garden • Develop community vegetable garden • Plant community fruit trees • Community garden • Community garden	• Group yard sale • Create garden club • Sports authority: Bocce, croquet • Community games • Monthly lunch at local restaurants • Spanish conversation group • Yacht club • Vibrant biking group • Vibrant garden club • Vibrant vegetarian gourmet club • Way to share gardening skills • Kayaking or canoeing on lake • Music at house parties • Running/walk distance map • Paper boat regatta • Fishing regatta • Water pageant • Neighborhood biking group • Meditation group • Men's coffee/beer club • Specific lake activities • Voluntary simplicity club
PRIORITY 6: HIKING/WALKING GROUP (5 votes) • Walking group * • Vibrant hiking/walking club ** • Organized walking groups **	• Walking group • Spontaneous social interaction (walking parades)(flash walk) • Evening walks • Reinstate walking club • Neighborhood walking groups	
PRIORITY 8: SMALLER NEIGHBOR EVENTS (3 votes) • Smaller neighborhood potlucks ** • Block/street parties *	• Assist in having block parties	
PRIORITY 7: ORGANIZED DAY TRIPS (2 votes) • Bus trip to Haw Valley wineries * • Bus trip to Chef/Farmer restaurant *	• Trips to out of town locations • Monthly day-trippers' group • Bus trip to Yadkin Valley wineries • Trips to local museums • Cultural outings group • Organize trips to museums • Organized outings to Duke gardens, etc.	
PRIORITY 9: ANNUAL ART WALK/SHOW (1 vote) • Art show/walk (throughout neighborhood) *	• Annual art walk	
PRIORITY 10: WRITERS' GROUP (1 vote) • Writers' group *		

TABLE C: CLUBHOUSE ACTIVITIES AND EVENTS

PRIORITIES (AT LEAST ONE VOTE)	NON-PRIORITIES	
	SIMILAR MENTIONS (NO VOTES)	STAND-ALONE IDEAS (NO VOTES)
PRIORITY 11: CLUBHOUSE COFFEE HOUSE (6 votes) • Gathering place/coffee house * • Open clubhouse for coffee/conversation ** • Open all day clubhouse ** • Coffee at clubhouse *	• Clubhouse open mornings for coffee • Clubhouse open for resident use (coffee, WI-FI) • Clubhouse open every day • Clubhouse coffee shop • Weekly coffee "bistro" • Daytime gathering (twice/month) • Increase open hours in clubhouse (coffee, drop-in, etc.)	• Yoga - gentle • Expand art group [to include crafts, open group, etc.] • Craft circles at Clubhouse • Ad hoc groups (e.g., movies) • Vibrant senior yoga class (not seated) • Speaker series at clubhouse
PRIORITY 12: CLUBHOUSE MOVIES (3 votes) • Movie nights at Clubhouse ** • Continuous clubhouse film series *	• Big screen TV clubhouse - members watch games/party • Early evening movie	
PRIORITY 13: CLUBHOUSE CONCERTS (2 votes) • More outdoor/indoor concerts * • Annual band concert (outside clubhouse) *	• Musical events at Clubhouse • Live music clubhouse • Concerts outside (classical, folk, etc.) • Outdoor music concerts • Music night at clubhouse	
PRIORITY 14: MONTHLY CLUBHOUSE EVENTS (2 votes) • Monthly events at clubhouse (varied) **	• More frequent pot lucks • More & varied activities at Clubhouse • Clubhouse game night • Clubhouse Valentine party • Socials without alcohol • New Year's gala • Holiday events around Xmas • Semi-annual singles clubhouse party	
PRIORITY 15: CLUBHOUSE CLASSES (1 vote) • Encourage residents to teach classes *	• Classes to learn skills • Dancing class • More exercise classes • Healthy cooking classes • Sessions to learn technology • Educational classes at clubhouse	
PRIORITY 16: TRAVELING PUB AT CLUBHOUSE (1 vote) • Traveling Pub at Clubhouse every other time (followed by movie) *		
PRIORITY 17: CLUBHOUSE ART DISPLAY (1vote) • Clubhouse art venue *		

TABLE D: INCLUSIVITY AND INTERGENERATIONAL FOCUS

PRIORITIES (AT LEAST ONE VOTE)	NON-PRIORITIES	
	SIMILAR MENTIONS (NO VOTES)	STAND-ALONE IDEAS (NO VOTES)
PRIORITY 18: UPDATED COMMUNITY DEMOGRAPHICS **(2 votes)** • Database collection (neighborhood demographics) **	• Survey of residents' interests	• Single newsletter (TH and SF homes) • Encourage more participation • Encourage participation in existing activities
PRIORITY 19: COMMUNITY-WIDE INCLUSION **(2 votes)** • All residents receive newsletter * • Connect all residents *	• Open (Alliance) activities to all • Newsletter to ALL residents • Newsletter to ALL - all year	
PRIORITY 20: FOCUS ON YOUNG FAMILIES **(1 vote)** • Engage younger residents *	• Activities for kids • Attract more young families • Children's activities • Young participation - clubhouse • Activities at clubhouse for neighborhood teens • Weekly family pool evening • Playgroup (parents and children) • Encourage young families to stay in neighborhood • Parents' night out/clubhouse	
PRIORITY 21: INTERGENERATIONAL ACTIVITIES **(1 vote)** • Encourage intergenerational activities *	• Engage diverse ages • Mixers aimed at getting young families & retired families together • Pair families young/old	
PRIORITY 22: FOCUS ON DIVERSITY **(1 vote)** • More diversity *		

TABLE E: NEIGHBORHOOD RESOURCES AND SHARED ECONOMY

PRIORITIES (AT LEAST ONE VOTE)	NON-PRIORITIES	
	SIMILAR MENTIONS (NO VOTES)	STAND-ALONE IDEAS (NO VOTES)
PRIORITY 23: RESIDENT SKILLS NETWORK (6 votes) • Neighborhood skills network ** • Handy helpers small jobs * • Database of neighbors with skills * • Asset inventory * • Directory of everyone's interests *	• Falconbridge community resource list • List of fix it volunteers • Bartered skills exchange • Technical help for everyone (computers, TV, etc.) • Expertise sharing in many areas • Neighbor expertise list • Utilizing neighborhood resources	• School kid tutoring • Create Alliance activity lists • Update vetted vendor list • Loan paintings / pictures (in Falconbridge homes) • Library at clubhouse (managed) • Neighborhood books/street (box) • Community work teams • Vibrant virtual neighborhood library • Form committees to clear ice • Resource list vetted (possibly to Alliance members only)
PRIORITY 24: SHARED TOOL CLOSET (3 votes) • Tool lending library * • System for sharing resources (gardening, UPS packages, tools) **	• Organized tool sharing • Sharing items coop (tools, etc.) • Create community tool closet • List for sharing tools, etc.	
PRIORITY 25: ENHANCED TRANSPORTATION SERVICES (2 votes) • Create reliable neighborhood transportation system **	• Shared car / car sharing • More transportation services	
PRIORITY 26: POOLED EXTERNAL SERVICES (2 votes) • Pooled household services **		
PRIORITY 27: CHILDCARE NETWORK (2 votes) • Child care network **	• Quarterly child group - day care	

TABLE F: GOVERNANCE AND ORGANIZATIONAL STRUCTURE

PRIORITIES (AT LEAST ONE VOTE)	NON-PRIORITIES	
	SIMILAR MENTIONS (NO VOTES)	STAND-ALONE IDEAS (NO VOTES)
PRIORITY 28: FUND RAISING **(5 votes)** • Fund-raising events * • More dance parties at clubhouse - fundraisers * • Crowd sourcing neighborhood projects * • Crowd sourcing of neighborhood projects * • Crowd funding projects*	• Increase fund raising	• Reliable revenue source • Listserv overhaul • Publication of organization minutes [i.e., Alliance Board] • Liaison with city of Durham (Board position)
PRIORITY 29: SINGLE-FAMILY HOA IMPROVEMENTS **(5 votes)** • Adopt new HOA covenants ** • More structured single-family HOA ***		
PRIORITY 30: TOWNHOME HOA IMPROVEMENTS **(3 votes)** • Free to use clubhouse ** • Everyone join pool *	• Half-price swimming rate for singles • Clubhouse rental discounts (Alliance members)	
PRIORITY 31: LEADERSHIP SUCCESSION PLANNING **(2 votes)** • Succession planning / mentoring **	• Leadership succession planning • Leadership succession planning (Friends +)	
PRIORITY 32: CLEAR AND COLLABORATIVE ORGANIZATION RELATIONSHIPS **(2 votes)** • Simplified organizational relationships **	• Increase coordination between groups (time/use of funds) • Combine some FHA/Alliance committees	
PRIORITY 33: ORGANIZED VOLUNTEERS **(1 vote)** • Organize neighborhood volunteers *		

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TABLE G: ENVIRONMENT AND PHYSICAL IMPROVEMENTS

PRIORITIES (AT LEAST ONE VOTE)	NON-PRIORITIES	
	SIMILAR MENTIONS (NO VOTES)	STAND-ALONE IDEAS (NO VOTES)
PRIORITY 34: REPURPOSED TENNIS COURTS (5 votes) • Bocce court * • Pickleball court ** • Pickleball court * • Reimagine tennis courts *	• Refurbish courts to multi-use • Pickleball (courts)	• Strengthen regular neighborhood clean up • More speed bumps • Create a center (for gathering) • Formal community landscaping team • Fishing pier • Fishing dock • Brainstorm adding color (Townhomes) • Physical fitness course (outdoor)
PRIORITY 35: COMMUNITY BEAUTIFICATION PROJECTS - VARIED (4 votes; 1 vote each) • Beautify corner sign landscaping * • Butterfly corridor * • Dedicated art space * • Residents' sculpture garden *	• Art for community	
PRIORITY 36: PAVILION AND PLAYGROUND (3 votes) • Create playground, pavilion, picnic * • Pavilion created * • Playground *	• Tiki bar in Clubhouse (or pavilion) • Active play area for kids • Playground below dam • Kid's play structure at clubhouse	
PRIORITY 37: USABLE TENNIS COURTS (2 votes) • Fix tennis courts * • Usable tennis courts *	• tennis courts • Fix tennis courts	
PRIORITY 38: NEW TOWNHOMES (2 votes) • Build new one-story TH **	• New townhomes in tennis courts • Building new townhomes	
PRIORITY 39: HARDSCAPE: SIDEWALKS (2 votes) • Sidewalks **	• Sidewalks • Sidewalks • Walking paths • Physical shortcuts/trails	
PRIORITY 40: PRACTICAL OUTDOOR PROJECTS (1 vote) • Benches, by mailboxes, near walking trails, etc. *	• Recycle bins at gang mailboxes (for junk mail) • Dog poop trash cans on streets	
PRIORITY 41: DOG PARK (1 vote) • Dog park *	• Dog park	
PRIORITY 42: HARDSCAPE: LIGHTING (1 vote) • Better lighting *	• Additional street lights	
PRIORITY 43: BETTER MESSAGE BOARDS (1 vote) • Message board (addition + larger) *		
PRIORITY 44: ENCLOSED POOL (1 vote) • Enclose pool (year-round use) *		
PRIORITY 45: CLEAR WATER LAKE (1 vote) • Clear water lake *		

TABLE H: OUTREACH - CONNECTIONS BEYOND FALCONBRIDGE

PRIORITIES (AT LEAST ONE VOTE)	NON-PRIORITIES	
	SIMILAR MENTIONS (NO VOTES)	STAND-ALONE IDEAS (NO VOTES)
PRIORITY 46: GROCERY MARKET IN MALL **(4 votes)** • Work with nearby mall to get food market * • Bring Weaver Street to shopping center * • Lobby grocery store nearby * • Grocery store in Falconbridge mall (walkable) *	• Nearby small grocery market • Natural foods shop (in shopping center)	• Sponsor [something] outside community (library, PORCH) • Charity events • United community volunteerism (external) • Get involved with Creekside Elementary • Coffee house in area (shopping center) • A nice coffee house • OLLI at clubhouse • Bookmobile to clubhouse (once/month); moved due to outside link • Get bookmobile service (Durham) • CSA delivered to Falconbridge • CSA-Local farm produce group participation • Farmers' market • Farmers' market • Boy scout troop
PRIORITY 47: PUBLIC TRANSPORTATION ACCESS **(3 votes)** • Bus connections to Chapel Hill/Durham shopping (groceries, etc.) * • Implement public transportation tie-in **	• Hill bus service • Access to public transportation • Light rail connections • Public transportation	
PRIORITY 48: OUTREACH TO ASSISTED LIVING **(3 votes)** • Include the assisted living in the community [e.g., liaison, invite to use pool]***		
PRIORITY 49: WALKWAY TO MEADOWMONT **(2 votes)** • Walkways to Meadowmont * • Lobby for trail to Meadowmont *	• Sidewalks to Meadowmont	
PRIORITY 50: WALKING TRAILS IN CORPS LANDS **(2 votes)** • Marked trails Army Corps land * • Trails to/through Army Corps land *	• Trails to corps lands	
PRIORITY 51: LINKS TO BIKING TRAILS **(2 votes)** • Bike trail connections * • Bike path to American Tobacco Trail *		
PRIORITY 52: FOOD TRUCK EVENTS **(1 vote)** • Food trucks *		
PRIORITY 53: EXTERNAL PROMOTION OF FALCONBRIDGE **(1 vote)** • Promote Falconbridge externally (to attract like-minded)*		

PHASE 2 PREPARATION: PARTICIPANT MATERIALS

Welcome to Reimagining Phase 2. Please review this document thoughtfully in advance of our time together on Saturday, May 21. Make sure you understand the instructions and contact either Marese or Rae if you need anything clarified prior to the workshop. We will be off to a running start!

Tentative Agenda

8:30 - 9:00	Wake Up (coffee/tea and bagels or donuts)
MORNING SESSION	Welcome and Overview of Workshop/Easy Wins
	Review of Phase 1
	Additional Votes
	BREAK
	Exploring Obstacles: Teamwork and "Wall Work"
12:00 - 12:30	Working Lunch
AFTERNOON SESSION	Finding Resolutions: Teamwork and "Wall Work"
	BREAK
	Top Priorities: Putting It All Together
	Champions
4:30 - 5:00	Wrap up and Closing

A CLOSER LOOK AT PHASE 1 PRIORITIES

Knowing the priorities within the Practical Vision themes allowed us to look more closely at those priorities. We first looked at the span of priorities based on votes received, from HIGHER to LOWER, to determine the relative importance of each priority. For our purposes, we defined...

HIGHER PRIORITIES as the **30** suggestions receiving **EITHER**

- three votes , with any number of similar mentions across all groups **OR**
- two votes, with three or more similar mentions across all groups

LOWER PRIORITIES as the **23** suggestions receiving **EITHER**

- only one vote, with any number of similar mentions across all groups **OR**
- two votes and two or fewer similar mentions across all groups

Next we looked at how easy or tough the implementation of each idea might be, to determine whether we would need to assess potential obstacles and solutions or just invite someone to take ownership—become its champion and run with it. For our purposes, we defined...

PRIORITY EASY WINS as the **15** suggestions that likely have no obstacles and can be "given life" by one or more champions willing to take them on.

PRIORITY TOUGHER TASKS as the **38** suggestions that likely have obstacles, are complex, or require funding or external collaboration to accomplish.

When we put these perspectives together, we got a table that looks like the one below.

LOWER/HIGHER PRIORITIES VS. EASY WINS/TOUGHER TASKS

PRIORITIES (N = 53)	EASY WINS (N = 15)	TOUGHER TASKS (N- 38)
HIGHER PRIORITY (N = 30)	**SET 2: HIGH/EASY** An individual or team can take ownership of these ideas and go for it!	**SET 4: HIGH/TOUGHER** We need to identify obstacles and solutions for moving these ideas forward.
LOWER PRIORITY (N = 23)	**SET 1: LOW/EASY** An individual or team can take ownership of these ideas and go for it!	**SET 3: LOW/TOUGHER** These ideas can be revisited from time to time and addressed if interest increases.

We will be using this table to focus our workshop wall work, targeting the HIGHER PRIORITY / TOUGHER TASKS and exploring what's needed to move forward. The EASY WINS, on the other hand, can be accomplished without additional analysis, while LOWER PRIORITIES can inform future thought on possible enhancements.

INSTRUCTION #1: Is It Harder than We Think?

1. Please look over the two PRIORITY EASY WINS tables below.
2. If you think that something we've called an EASY WIN is actually a TOUGHER TASK (has obstacles, requires funding, or is complex), please **email BOTH Marese AND Rae—NO LATER THAN MAY 10—**to make a case for reassigning it as a TOUGHER TASK. Be sure to tell us why you think it should be listed as a TOUGHER TASK: what possible obstacles or hindrances are there to its implementation?

HIGHER PRIORITY/EASY WINS = 8

PRIORITY 6: HIKING/WALKING GROUP (5 votes + 8 mentions)	**COMMUNITY ACTIVITIES AND GROUPS**
PRIORITY 7: ORGANIZED DAY TRIPS (2 votes + 9 mentions)	**COMMUNITY ACTIVITIES AND GROUPS**
PRIORITY 8: SMALLER NEIGHBOR EVENTS (3 votes + 3 mentions)	**COMMUNITY ACTIVITIES AND GROUPS**
PRIORITY 12: CLUBHOUSE MOVIES (3 votes + 4 mentions)	**CLUBHOUSE ACTIVITIES AND EVENTS**
PRIORITY 14: MONTHLY CLUBHOUSE EVENTS (2 votes + 9 mentions)	**CLUBHOUSE ACTIVITIES AND EVENTS**
PRIORITY 23: RESIDENT SKILLS NETWORK (6 votes + 12 mentions)	**NEIGHBORHOOD RESOURCES**
PRIORITY 24: SHARED TOOL CLOSET (3 votes + 6 mentions)	**NEIGHBORHOOD RESOURCES**
PRIORITY 48: OUTREACH TO ASSISTED LIVING (3 votes + 1 mention)	**OUTREACH**

LOWER PRIORITY/EASY WINS = 7

PRIORITY 3: ELDER TELEPHONE CHECK-IN / CHAIN (1 vote + 2 mentions)	**AGING IN PLACE**
PRIORITY 4: ELDER CIRCLES (1 vote + 1 mention)	**AGING IN PLACE**
PRIORITY 9: ANNUAL ART WALK/SHOW (1 vote + 2 mentions)	**COMMUNITY ACTIVITIES AND GROUPS**
PRIORITY 10: WRITERS' GROUP (1 vote + 1 mention)	**COMMUNITY ACTIVITIES AND GROUPS**
PRIORITY 15: CLUBHOUSE CLASSES (1 vote + 7 mentions)	**CLUBHOUSE ACTIVITIES AND EVENTS**
PRIORITY 16: TRAVELING PUB AT CLUBHOUSE (1 vote + 1 mention)	**CLUBHOUSE ACTIVITIES AND EVENTS**
PRIORITY 26: POOLED EXTERNAL SERVICES (2 votes + 1 mention)	**NEIGHBORHOOD RESOURCES**

INSTRUCTION #2: How about Another Vote?

1. Look over the PRIORITY EASY WINS above and the PRIORITY TOUGHER TASKS tables below.
2. See if there is something you'd like to add your vote to. Perhaps it's an idea that did not arise in your group. The idea might be...
   a. considered EASY or TOUGH
   b. designated as LOW or HIGH
   c. something you feel strongly about and want to elevate its standing among all priorities
3. You will be given the opportunity to vote again at the beginning of the workshop. So consider these lists carefully and be prepared to add your vote when the time comes.
4. As explained previously, priorities designated as HIGHER/TOUGHER will be explored during the workshop wall work to determine possible obstacles and resolutions. Yet ALL priorities will be reported on and can be claimed by someone willing to take them on!

LOWER PRIORITY/TOUGHER TASKS = 16

PRIORITY 17: CLUBHOUSE ART DISPLAY (1vote + 1 mention)	**CLUBHOUSE ACTIVITIES AND EVENTS**
PRIORITY 18: UPDATED COMMUNITY DEMOGRAPHICS (2 votes + 2 mentions)	**INCLUSIVITY / INTERGENERATIONAL**
PRIORITY 20: FOCUS ON YOUNG FAMILIES (1 vote + 10 mentions)	**INCLUSIVITY / INTERGENERATIONAL**
PRIORITY 21: INTERGENERATIONAL ACTIVITIES (1 vote + 4 mentions)	**INCLUSIVITY / INTERGENERATIONAL**
PRIORITY 22: FOCUS ON DIVERSITY (1 vote + 1 mention)	**INCLUSIVITY / INTERGENERATIONAL**
PRIORITY 27: CHILDCARE NETWORK (2 votes + 2 mentions)	**INCLUSIVITY / INTERGENERATIONAL**
PRIORITY 33: ORGANIZED VOLUNTEERS (1 vote + 1 mention)	**GOVERNANCE / ORG STRUCTURE**
PRIORITY 40: PRACTICAL OUTDOOR PROJECTS (1 vote + 3 mentions)	**PHYSICAL IMPROVEMENTS**
PRIORITY 41: DOG PARK (1 vote + 2 mentions)	**PHYSICAL IMPROVEMENTS**
PRIORITY 42: HARDSCAPE: LIGHTING (1 vote + 2 mentions)	**PHYSICAL IMPROVEMENTS**
PRIORITY 43: BETTER MESSAGE BOARDS 1 vote + 1 mention)	**PHYSICAL IMPROVEMENTS**
PRIORITY 44: ENCLOSED POOL (1 vote + 1 mention)	**PHYSICAL IMPROVEMENTS**

PRIORITY 45: CLEAR WATER LAKE (1 vote + 1 mention)	**PHYSICAL IMPROVEMENTS**
PRIORITY 51: LINKS TO BIKING TRAILS (2 votes + 2 mentions)	**OUTREACH**
PRIORITY 52: FOOD TRUCK EVENTS (1 vote + 1 mention)	**OUTREACH**
PRIORITY 53: EXTERNAL PROMOTION OF FALCONBRIDGE (1 vote + 1 mention)	**OUTREACH**

HIGHER PRIORITY/TOUGHER TASKS = 22

PRIORITY 1: STRENGTHENED FRIENDS PROGRAM (8 votes + 8 mentions)	**AGING IN PLACE**
PRIORITY 2: VETTED LIST OF CARE PROVIDERS (3 votes + 3 mentions)	**AGING IN PLACE**
PRIORITY 5: COMMUNITY GARDEN (6 votes + 15 mentions)	**COMMUNITY ACTIVITIES AND GROUPS**
PRIORITY 11: CLUBHOUSE COFFEE HOUSE (6 votes + 11 mentions)	**CLUBHOUSE ACTIVITES AND EVENTS**
PRIORITY 13: CLUBHOUSE CONCERTS (2 votes + 7 mentions)	**CLUBHOUSE ACTIVITES AND EVENTS**
PRIORITY 19: COMMUNITY-WIDE INCLUSION (2 votes + 5 mentions)	**INCLUSIVITY / INTERGENERATIONAL**
PRIORITY 25: ENHANCED TRANSPORTATION SERVICES (2 votes + 3 mentions)	**NEIGHBORHOOD RESOURCES**
PRIORITY 28: FUND RAISING (5 votes + 6 mentions)	**GOVERNANCE**
PRIORITY 29: SINGLE-FAMILY HOA IMPROVEMENTS (5 votes + 2 mentions)	**GOVERNANCE**
PRIORITY 30: TOWNHOME HOA IMPROVEMENTS (3 votes + 4 mentions)	**GOVERNANCE**
PRIORITY 31: LEADERSHIP SUCCESSION PLANNING (2 votes + 3 mentions)	**GOVERNANCE**
PRIORITY 32: CLEAR/ COLLABORATIVE ORGANIZATION RELATIONSHIPS (2 votes + 3 mentions)	**GOVERNANCE**
PRIORITY 34: REPURPOSED TENNIS COURTS (5 votes + 6 mentions)	**PHYSICAL IMPROVEMENTS**
PRIORITY 35: COMMUNITY BEAUTIFICATION PROJECTS - VARIED (4 votes; 1 vote each + 5 mentions)	**PHYSICAL IMPROVEMENTS**

PRIORITY 36: PAVILION AND PLAYGROUND (3 votes + 7 mentions)	**PHYSICAL IMPROVEMENTS**
PRIORITY 37: USUABLE TENNIS COURTS (2 votes + 4 mentions)	**PHYSICAL IMPROVEMENTS**
PRIORITY 38: NEW TOWNHOMES (2 votes + 3 mentions)	**PHYSICAL IMPROVEMENTS**
PRIORITY 39: HARDSCAPE: SIDEWALKS (2 votes + 4 mentions)	**PHYSICAL IMPROVEMENTS**
PRIORITY 46: GROCERY MARKET IN MALL (4 votes + 6 mentions)	**OUTREACH**
PRIORITY 47: PUBLIC TRANSPORTATION ACCESS (3 votes + 6 mentions)	**OUTREACH**
PRIORITY 49: WALKWAY TO MEADOWMONT (2 votes + 3 mentions)	**OUTREACH**
PRIORITY 50: WALKING TRAILS IN CORPS LANDS (2 votes + 3 mentions)	**OUTREACH**

INSTRUCTION #3: How Can We Resolve Potential Obstacles?

1. Look over the 22 HIGHER PRIORITY/TOUGHER TASKS in the table above.
2. Between now and the time we meet, think about possible obstacles (existing conditions, rules, or problems) that might get in the way of implementing these ideas.
3. Then ponder ways each obstacle might be avoided, overcome, or resolved.

INSTRUCTION #4: Calling All Champions

1. Please take the time to look at the Non Priorities listed in each Practical Vision Table under "Similar Mentions" and "Stand-Alone Ideas."
2. Although there will be no opportunity at the workshop to vote on *these* ideas in order to have them included in the wall work, you will have the opportunity to choose to champion **any idea** that you feel strongly about and have the energy to follow through with, either alone or with friends.
3. For example, I would like to champion/organize/lead a Voluntary Simplicity Club, which can be found on Table B under Stand-Alone Ideas...and will explain more on that topic when we meet.
4. So....what would you like to CHAMPION?

PHASE 2: WORKSHOP OVERVIEW AND RESULTS

Twenty-two participants gathered at the clubhouse on Saturday, May 21. The goal: to determine how to move forward on the top priorities generated by the small group (Blue Sky) sessions. Desired outcomes: (1) understanding of potential obstacles; (2) a list of proposed resolutions; (3) a set of action plans for top priorities; and (4) energized champions of many enhancements and shared hope for the future of Falconbridge.

TARGET PRIORITIES

Since participants had seen only the ideas generated in their individual small group sessions, they were invited to cast an additional vote for any idea across all sessions. Each team of three or four had two votes to cast. Votes for TOUGHER TASKS that raised the priority level from LOWER to HIGHER (e.g., total of 3 votes or more) were added to the lists of target priorities for the day, as shown below.

> **NOTE:** Priorities were grouped by Practical Vision themes to focus the workshop. Red stars (***) indicate the number of votes each item received during the small group sessions. Items and votes added at the workshop are shown in blue.

THEME A: AGING IN PLACE

PRIORITY 1: STRENGTHENED FRIENDS PROGRAM ********

PRIORITY 2: VETTED LIST OF CARE PROVIDERS ***

THEME B: COMMUNITY ACTIVITIES AND GROUPS

PRIORITY 5: COMMUNITY GARDEN ******

THEME C: CLUBHOUSE ACTIVITIES AND EVENTS

PRIORITY 11: CLUBHOUSE COFFEE HOUSE ******

PRIORITY 13: CLUBHOUSE CONCERTS **

THEME D: INCLUSIVITY AND INTERGENERATIONAL FOCUS

PRIORITY 19: COMMUNITY-WIDE INCLUSION**

(ADDED) PRIORITY 18: UPDATED COMMUNITY DEMOGRAPHICS***

THEME E: NEIGHBORHOOD RESOURCES AND SHARED ECONOMY

PRIORITY 25: ENHANCED TRANSPORTATION SERVICES **

THEME G: ENVIRONMENT AND PHYSICAL IMPROVEMENTS

PRIORITY 34: REPURPOSED TENNIS COURTS *****

PRIORITY 35: COMMUNITY BEAUTIFICATION PROJECTS - VARIED   ****

PRIORITY 36: PAVILION AND PLAYGROUND ***

PRIORITY 37: USUABLE TENNIS COURTS**

PRIORITY 38: NEW TOWNHOMES **

PRIORITY 39: HARDSCAPE: SIDEWALKS **

(ADDED) PRIORITY 40: PRACTICAL OUTDOOR PROJECTS ***

(ADDED) PRIORITY 42: HARDSCAPE: LIGHTING***

THEME F: GOVERNANCE AND ORGANIZATIONAL STRUCTURE

PRIORITY 28: FUND RAISING *****

PRIORITY 29: SINGLE-FAMILY HOA IMPROVEMENTS *****

PRIORITY 30: TOWNHOME HOA IMPROVEMENTS ***

PRIORITY 31: LEADERSHIP SUCCESSION PLANNING **

PRIORITY 32: CLEAR AND COLLABORATIVE ORGANIZATION RELATIONSHIPS**

(ADDED) PRIORITY 33: ORGANIZED VOLUNTEERS***

THEME H: OUTREACH - CONNECTIONS BEYOND FALCONBRIDGE

PRIORITY 46: GROCERY MARKET IN MALL****

PRIORITY 47: PUBLIC TRANSPORTATION ACCESS ***

PRIORITY 49: WALKWAY TO MEADOWMONT **

PRIORITY 50: WALKING TRAILS IN CORPS LANDS **

(ADDED) PRIORITY 51: LINKS TO BIKE TRAILS ***

POTENTIAL OBSTACLES

Participants worked in teams to identify what might get in the way of implementing the target priorities. Each team focused on two thematic sets of priorities (e.g., Aging in Place, Clubhouse Activities, Outreach), chosen at random. They indicated on each obstacle card which set of HIGHER PRIORITY/TOUGER TASKS were most likely to be forestalled or inhibited by that obstacle. The potential obstacles were organized and labeled to create a list of the types of obstacles needed to be overcome or resolved to move forward. Participants then voted on the obstacles they considered to be the most critical to address—the ones with the greatest impact. Each team had four votes.

Several results are worth noting. First, even though teams worked on different sets of priorities, they identified many of the same obstacles. So most obstacles were seen to hinder more than one set of priorities. The good news here is that removing one obstacle could open the door to multiple priorities. Second, all priorities were seen to have at least one obstacle standing in the way of implementation. Starting with the priorities having fewer obstacles could lead to quick successes, which could generate more interest and community involvement. Third, some obstacles were considered big enough and obvious enough that they were brought up repeatedly. This can be seen where the intersection of obstacles and impacted priority sets contain three or four "hits" (X). Finding ways to overcome these obstacles may be tricky, but may also be key to resolving other issues.

The table below tells the story. The "Xs" indicate how many times a given obstacle was associated with the priority set with which it intersects.   *Italics are used to show edits made for clarification*.

OBSTACLE / PRIORITY SET IMPACTED	I. GOFORTH GOVERNANCE DILEMMA	II. LIMITED VOLUNTEER RESOURCES / COMPETING PRIORITIES FOR VOLUNTEER OPPORTUNITIES	III. EXTERNAL FORCES	IV. THIS *(STRENGTHEN FRIENDS)* IS HARD: COMPLEX, TIME INTENSIVE, NEEDS EXPERTISE	V. COMPETING PRIORITIES FOR USE OF SAME SPACE	VI. NEED MORE INFORMATION *WHICH* REQUIRES WORK	VII. NO IDENTIFIED SOURCE OF FUNDS
A: AGING IN PLACE	X	XXX		XXXX			
B: COMMUNITY ACTIVITES AND GROUPS			X		X		
C: CLUBHOUSE ACTIVITIES AND EVENTS		XX			X		X
D: INCLUSIVITY / INTERGENERATIONAL FOCUS	X	X		X		XX	
E: NEIGHBORHOOD RESOURCES AND SHARED ECONOMY	X	XX	X				
F: GOVERNANCE AND ORGANIZATIONAL INFRASTRUCTURE	XXX	XX				X	XX
G: ENVIRONMENT AND PHYSICAL IMPROVEMENTS	X	XX	X		XX		
H: OUTREACH - CONNECTIONS BEYOND FALCONBRIDGE			XXXX			X	

Below is a listing of the obstacle groups identified by the teams. You can see the specific obstacles within each group and the number of votes (***) received. *Italics are used to show edits made for clarification*.

OBSTACLE I: Goforth governance dilemma

- No teeth to structure, buy-in, and coordination of two entities (FHA, Alliance) *******
- Need more prominent focus on FVA (rather than FCA) activities and priorities
- Lack of consensus on who should pay for what
- Single family homes do not want HOA *
- *Lack of* collaborative leadership (FHOA, single family)
- Board resistance to having something free

OBSTACLE II: Limited volunteer resources and competing volunteer opportunities

- *All activities* require strong volunteer participation
- *Have yet to* identify expertise of people qualified to lead tasks
- *No long-term plan for* sustainability of leadership and volunteers ****
- Limited volunteer resources **
- *Need better ways of* getting more people involved
- Volunteers are needed to keep clubhouse open
- *Need* leadership to move project(s) forward
- Competing priorities for limited number of volunteers

OBSTACLE III: External forces

- Lack of access to public transportation
- Light rail is coming *and will impact our community*
- Need community/government liaison *to protect community interests*
- *Have nobody* working with government agencies (e.g., Corps, Light Rail, DATA)
- *Have to get* governmental and/or landowner approval *for external projects*
- *Need to* build business case for shopping center tenant (e.g., space configuration, population, for profit business)

OBSTACLE IV: THIS *(strengthening FRIENDS)* IS HARD—complex, time intensive, needs expertise

- Difficulty vetting care providers (who will do; criteria; cost; updating)
- Difficulty reaching/communicating with some elderly residents
- *No* criteria for vetting and identifying most desired needs
- *Hard to* keep costs down; insuring volunteers if transport

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TO IDENTIFY OBSTACLES...

Ask yourself: "What might get in the way of achieving items within this theme?"

Make sure obstacle is something that exists; NOT the lack of something.

Look for underlying causes until you get to the REAL reason/obstacle.

OBSTACLE V: Competing priorities for use of same space

- *For garden:* Need location, sustained volunteers, equitable distribution, *and prevention of* vandalism
- Conflicting interests for limited space (e.g., tennis courts, *pickleball courts, community garden*)
- Competing priorities for use of same land
- *Difficulty in* coordinating competing priorities for use of facilities

OBSTACLE VI: Need more information (*which*) requires work

- *Hard to* identify priorities accurately given insufficient resident input (age bias) **
- Need updated demographic information
- *Have no* needs assessment figures to persuade *people that* these *or any* ideas are practical and needed
- Community members may not want to be included
- Difficulty in getting residents' permission/*cooperation in getting information*; *often considered an* invasion of privacy

OBSTACLE VII: No identified source of funds

- Challenging acoustics in clubhouse
- No way to easily match funding with projects ***
- People don't want to donate money

PROPOSED RESOLUTIONS

Once the potential obstacles were identified, teams explored ways to overcome or resolve those obstacles. Each team focused on at least two groups of obstacles (e.g., limited volunteer resources, no identified source of funds), chosen at random.   The proposed strategies and actions from the teams were organized and labeled to create an general set of resolutions that might be undertaken. Participants then voted on the resolutions they considered to be the most impactful—those with the highest chance of clearing the way toward implementation

Again there are a few results worth noting. First, unlike potential obstacles, most proposed resolutions were strongly associated with only one or just a few specific obstacles. This could indicate that successfully carrying out any one resolution could go a long way toward alleviating the associated obstacle. Second, all but one obstacle had at least two proposed ways to overcome or resolve it. While this may complicate an implementation, it might also make it easier to approach one resolution at a time. Third, four resolutions were mentioned a total of 22 times, which seems to show their importance in being able to move forward. The obstacles with which they are associated were the topics of lengthy discussions in most of the small group sessions and the workshop.

The table below tells the story. The "Xs" indicates how many times a proposed resolution was associated with the potential obstacle with which it intersects. *Italics are used to show edits made for clarification*.

PROPOSED RESOLUTION / TARGET OBSTACLE	I. *RECRUIT* FREE LABOR	II. COORDINATE GOVERNANCE	III. *EXPAND* OUTREACH	IV. *ENGAGEN IN* PARTNERING	V. *APPLY* CHAPEL HILL SYNDROME (PROCESS)	VI. SHOW ME THE MONEY	VII. *DETERMINE* WHO WE ARE AND WHAT WE DO WANT
I. GOFORTH GOVERNANCE DILEMMA		XXXXXXX	X			X	
II. LIMITED VOLUNTEER RESOURCES / COMPETING PRIORITIES FOR VOLUNTEER OPPORTUNITIES	XXXXX						
III. EXTERNAL FORCES		X		XXX			XX
IV. THIS *(STRENGTHEN FRIENDS)* IS HARD: COMPLEX, TIME INTENSIVE, NEEDS EXPERTISE			XX	X	X	X	XX
V. COMPETING PRIORITIES FOR USE OF SAME SPACE		X		X			X
VI. NEED MORE INFORMATION *WHICH* REQUIRES WORK					X		XXXXXX
VII. NO IDENTIFIED SOURCE OF FUNDS			X			XXXX	

Below is a listing of the proposed resolutions by group, as identified by the teams. You can see the specific ideas within each group and the number of votes (***) received. *Italics are used to show edits made for clarification*.

RESOLUTION I: *Recruit* **free labor**

- Rotate volunteer pool based upon interest, so *people* don't get burned out
- *Make it* part of HOA requirement to volunteer "X" days/year and, if your volunteer quota is not met, your voter registration is revoked
- *Have* individual board member lead volunteer project to start, then turn over to another leader
- Use person-to-person outreach to offer specific tasks to specific individual, rather than broadcasting need *
- Create education plan to promote benefits of volunteering - make it fun and add incentive

RESOLUTION II: Coordinate governance

- Develop or enhance sub-committees within each board and investigate share sub-committees
- *Move toward* Falconbridge having one governing board via a strong education process * * * *
- Create single revenue stream for all of Falconbridge; design varying pricing structures for THs and SFHs
- *Hold* combined board retreats
- Clarify priorities of three boards and coordinate budgets (FCA, FVA, FHA)
- Clarify roles, priorities, and budgets of FCA and FVA
- Consider possible need to revise FCA and FVA bylaws
- Form and maintain a cooperating agreement for FHA, FCA, and FVA that includes a liaison to *local* government
- *Develop a* coordinated strategic plan among FHA, FCA, and FVA

> **TO FIND RESOLUTIONS...**
>
> Ask yourself: **"What can be done to surmount this obstacle?"**
>
> **"What steps does one or both of the boards have to take?"**
>
> **"What might residents do?"**
>
> **Think about strategies and actions**

RESOLUTION III: *Expand* outreach

- *Publish* more information in Alliance newsletter re: Aging in Place/Friends and send newsletter to everyone regardless of being an Alliance member, while also using mailboxes *to display* information *
- Reach out to elderly residents via telephone/visits
- Increase people's understanding of reasons to donate (e.g., send newsletter year round, marketing tool)
- Educate and clarify issues/purpose/responsibilities of all boards and residents **

RESOLUTION IV: *Engage in* partnering

- Promote student internships for clubhouse activities
- Identify similar ideas for a chosen project that other communities have done and *find out* who helped
- Partner with UNC hospital on bus service to UNC Farrington offices
- Work with other communities and share ideas and resources
- Work with Durham INC (Inter Neighborhood Council)

RESOLUTION V: *Apply* Chapel Hill Syndrome (Process)

- *Establish a* Reimagining HUB that sponsors monthly *topical* forums *to maintain momentum* ***
- Hire professional as consultant on best process to accomplish desired outcomes

RESOLUTION VI: Show Me the Money

- Restructure Alliance membership dues to offer tiered or directed funding **
- Look for grants to help particular projects (must be some grant out there somewhere)
- Establish priority for funding of projects through the new governance, organization process
- *Set up* online voting/funding

- Establish Kickstarter program *
- Encourage Kickstarter funding of non-board priorities

RESOLUTION VII: *DETERMINE* **WHO WE ARE AND WHAT WE WANT** ***

- Create list of potential spaces and potential uses to guide discussion
- Partner with UNC Center for student resource assessment; fall course taught by William Rohe
- Conduct neighborhood census
- Survey community demographically; do needs assessment
- Build a strong case for Falconbridge market power
- Collect and summarize data (needs assessment) *
- Conduct a single needs assessment/demographic study among/for FHA, FCA, and FVA; repeat from time to time
- Network to identify residents with experience working with government agencies (take Nick Tennyson to lunch)
- Get more information on residents for neighborhood watch
- Access open source demographic data (e.g., Durham, census)
- Conduct community assessment of needs and analyze results to identify most important needs - prioritize

TOP SIX HIGHER PRIORITY/TOUGHER TASKS

The group's work on identifying obstacles and resolutions was geared toward understanding the bigger picture. What kinds of things might get in the way of multiple priorities? Where can efforts to move forward be most impactful across priorities? Given the broad scope of possible ideas with which we started, this was the most feasible approach for a single-day workshop.

After these exercises were completed, however, the group turned its attention to the top six priorities, based on the number of total votes from both phases of the project. Self-selected teams were asked: What obstacles stand in the way of this priority and how might they be resolved? What resources will be needed? What kind of timing do you expect? And, since this is a reimaging project, what do you envision Falconbridge will be like once this priority is implemented?

Each team took on at least one top priority for this task and reported their findings to the group. The results are shown below. *Minor edits are in italics and generally came from the Q/A that followed each presentation.*

PRIORITY 1: STRENGTHENING FRIENDS PROGRAM

> **VOTES:** 8
> **KEY OBSTACLES:** Lack of information about Friends program—what it can do, what volunteers do
> **PROPOSED RESOLUTIONS:** (1) *conduct* informal outreach - newsletter, mailboxes, magnets and information sheet, listserv, website; (2) increase outreach and training for volunteers; (3) *provide* community-wide information forums with topic-specific presentations and discussions; and (4) solicit topic suggestions for forums

NEEDED RESOURCES: Speakers for community-wide presentations, volunteers, experts in the community (within and outside Falconbridge)

PROJECTED TIMING: Ongoing

DESIRED OUTCOME: Now that Friends has been strengthened, there is a lot of use of the Friends program and many satisfied beneficiaries, trained volunteers. People understand *and appreciate* what the program does.

DISCUSSION: Friends recently held a meeting to begin to address this priority. In addition to rotating leaders and providing magnets with contact information to all residents, the group is planning to sponsor topic-specific community forums to expand its presence in the neighborhood. Hopefully these efforts, and those to come, will help increase awareness about what Friends does and doesn't do, and encourage more people to volunteer and/or to request help when needed.

PRIORITY 5: COMMUNITY GARDEN

VOTES: 6

KEY OBSTACLES: *Need* community interest and buy-in, FHA approval, and education regarding pallet gardening

PROPOSED RESOLUTIONS: Transform half of tennis courts and land by parking area to garden

NEEDED RESOURCES: Growers, soil, pallets, containers, water, and hoses

PROJECTED TIMING: Fall 2016—test garden; Spring 2017—tennis court gardens

DESIRED OUTCOME: Now that the community garden is in place, neighbors and families are working together to grow healthy foods and there is a lot of neighborhood vegetable and fruit sharing.

DISCUSSION: The tennis courts provide an ideal space for a community garden because they already have a fence. Whether that fence is adequate will need to be determined. And there are conflicting priorities involving how that space could be repurposed, most of which require substantial funding. As it appears unlikely that the FHA will invest in refurbishing the tennis courts, plans for a test ~~a~~ "pop-up" pallet garden are underway.

PRIORITY 11: CLUBHOUSE COFFEE HOUSE/WINE BAR (added during exercise)

VOTES: 6

KEY OBSTACLES: (1) *need to* find volunteers to keep clubhouse open; (2) legality of liquor sales and insurance; and (3) conflict with paid rentals

PROPOSED RESOLUTIONS:

NEEDED RESOURCES: coffee and condiments, wine/beer, mailbox flyers, volunteers, and comfortable seating

PROJECTED TIMING: right now

DESIRED OUTCOME: Now that the clubhouse coffee house/wine bar is in place, we have another opportunity for neighbors to interact and strengthen the foundation of Falconbridge.

DISCUSSION: This priority is currently being explored by the RFC. Members are looking into getting volunteers to "staff" the clubhouse at designated times, finding ways around not being able to sell alcohol on the premises, and handling publicity.

PRIORITY 28: FUND RAISING

VOTES: 5

KEY OBSTACLES: (1) people don't want to donate; and (2) there's no way to easily match funding with projects

PROPOSED RESOLUTIONS: (1) establish multi-pronged communication of needs and costs; (2) *hold* open house/project fair; (3) *use* Kickstarter format to start and track projects

NEEDED RESOURCES: (1) fund-raising coordinator; (2) list of projects and costs for solicitation; (3) sponsorship opportunities; and (4) prototype Kickstarter project

PROJECTED TIMING: mid-August to mid-September 2016

DESIRED OUTCOME: Now that new fund-raising options are in place, we have a reliable source of funds for focused community projects.

DISCUSSION: Past efforts at fund raising have been successful to a point, but often rely on the same donors. Implementing a way to match a broader cohort of potential donors to projects they care about may increase the chances of getting required resources (e.g., money, volunteers). A project proposed via Kickstarter, for example, could be launched as soon as it met its funding/volunteer goals. Having someone on at least one of the boards as a coordinator of these project proposals would help ensure that requests were in sync with priorities and established guidelines.

PRIORITY 29: SINGLE FAMILY HOA IMPROVEMENTS

VOTES: 5

KEY OBSTACLES: (1) insufficient support among single-family homeowners; and (2) FCA board has decided to discontinue promotion of assessment proposal at this time

PROPOSED RESOLUTIONS: None at this time

  ALTERNATIVES: Restructure Alliance membership dues to offer optional tiers of directed funding

NEEDED RESOURCES:

PROJECTED TIMING:

DESIRED OUTCOME: Now that an alternative dues structure is in place, we have a simpler, user-friendly mechanism for Alliance membership and funding for FCA and FVA priorities.

DISCUSSION: Although this was a recurring and strongly supported idea across small groups, the recent poll of single-family homeowners has nipped in the bud any movement toward mandatory assessments. And yet, the high level interest in supporting the community expressed by many respondents may indicate that other improvements will be well-received. Some options include exploring more cooperative funding efforts, rethinking responsibility for social activities, and restructuring the voluntary membership dues into an online system that gives residents choices.

PRIORITY 34: *DECISION REGARDING* REPURPOSED TENNIS COURTS

VOTES: 5

KEY OBSTACLES: (1) Reaching consensus; (2) realistic funding plan; (3) zoning/planning approval; and (4) FHA approval

PROPOSED RESOLUTIONS: (1) *Conduct* community forums and poll; (2) *conduct* legal research; (3) assign leadership; and (4) *make* decision and *develop* plan

NEEDED RESOURCES: Team, FHA leader, *knowledge of* history of current situation

PROJECTED TIMING: One year

DESIRED OUTCOME: Now that a decision has been made, we have a plan to implement.

DISCUSSION: Because there are multiple priorities for the use of the same land (e.g., community garden, pickleball courts, refurbished tennis courts, pavilion and playground), the goal at this time is to reach a decision about how the land will be used. This can be done through public forums and a needs assessment of the entire community. Only then can a plan be developed to move the project forward.

CALLING ALL CHAMPIONS

In addition to focusing on HIGHER PRIORITY/TOUGHER TASKS, workshop participants were invited and encouraged to "claim" one or more of the ideas as its champion for moving forward. It might be EASY or TOUGH, a LOW or HIGH priority. Fifteen people stepped up and completed a Champion form, offering either to lead or participate in efforts related to their personal priority choices. See Appendix 3 for a list.

FAST FORWARD: A TIME-TRAVELER'S PERSPECTIVE

It's 2026 and Falconbridge is a thriving community. Over the past ten years, it has increased resident engagement, added dozens of new activities, and made physical ~~al~~ enhancements to the neighborhood that continue to attract great neighbors of all ages. It has also partnered with local agencies and organizations to tackle projects outside the neighborhood. Let's take a look.

Falconbridge's Aging-in-Place program has come into its own. Friends is now widely understood, appreciated, and used by many community members ~~of all~~. Nobody hesitates to call for help following surgery, support during an illness, transportation to and from medical appointments, comfort due to the death of a loved one, or someone to talk to about life transitions and unexpected circumstances of all sorts. People trust our code of privacy and we get testimonials from Friends beneficiaries all the time. "Neighbors helping neighbors" has become one of the phrases most often associated with our community, and we have been recognized by people and organizations throughout the greater Triangle area for our success. And, since the lines of delineation between the FVA, Friends, and the FCA were clarified years ago, it's been easy to assign responsibility and to fund various projects based on clear written criteria and guidelines. The fully vetted list of care providers, which is updated regularly, is a good example of how streamlined and effective this program is.

Community activities are blossoming. The number of people participating in the Traveling Pub and other groups has grown so much that these events are often held at the clubhouse. Of course, people still organize smaller gatherings, groups, and events (like street fairs) as they choose, and the number of wine tasting and meal sharing/gourmet groups has expanded. Then there's the long-standing elder circle, hiking and biking groups, voluntary simplicity and meditation groups, and monthly day trips to museums and points of interest. The annual art walk and semi-annual yard sale are especially popular. Plus, we now have a popular and plentiful community garden, which enables us to run our own small farmer's market for the neighborhood during the summer. The land around the clubhouse has been skillfully divided for multiple uses to meet residents needs, in compliance with local ordinances.

The clubhouse is busier than ever. The schedule is always full and there are people coming and going for various activities and events every day and evening. The quarterly speaker series has been a big hit, as have the classes given by Falconbridge residents (especially the technology-oriented ones). Not surprisingly, the coffee house/wine bar is now a real hot spot as neighbors greet neighbors over morning coffee (or tea) or share a bottle of wine at day's end. Pool membership increases every year, and there are the ever-popular movie nights and concerts, sometimes held under the stars. Whether it's a New Year's Gala, Valentine's Bash, or Book Exchange, there's always a clubhouse event to look forward to. And the income from paid rentals increases every year.

Inclusivity has become the watchword for increased participation across generational lines. It picked up speed. with the establishment of the Toddlers' Story Hour, which appealed to young families and grandparents alike. What's better than reading or telling a story to a wide-eyed youngster? Some of our more gregarious story-tellers are quite in demand. And there's now a children's movie matinee, mom's and dad's morning out, holiday crafts event, and a neighborhood meal train when a new baby is born—all of which are attracting more and more young families to the neighborhood. Other key ingredients in the rise of intergenerational activities were the residents' interest survey and demographic study, conducted after the Reimagining sessions. They laid the groundwork for providing tailor-made and targeted activities, and ways to be involved, for people of all ages and interests.

The concept of sharing neighborhood resources really took off in 2016-2017. It started off with a "Tool Closet" that helped people save money on those pesky, one-time tasks, followed quickly by a "Resident Skills Inventory" used to match volunteers to community needs. The childcare network has been in place for years now, and the recently developed online barter system for exchanging skills and tasks is off to a great start.   More and more people are sharing rides and coming together to obtain discounts from service providers by pooling their requests. Spontaneous community work teams have helped with beautification projects and even some property maintenance tasks.

Governance of Falconbridge has been simplified and strengthened. Although nobody predicted exactly how it would turn out or how long it would take, the persistence and dedication of dozens of people from townhomes and single family homes made it happen, even with the necessary covenant changes. The publicity and education campaign that accompanied and followed the changes was very helpful in spreading the word and getting people excited about the community—some for the first time. The changes enhanced the collaboration between townhome and single family homeowners, helping to bring a greater sense of unity. It even helped boost the number of volunteers signing up for various activities and led to an online volunteer management system that makes recruiting people much easier. The agreed-upon approach to leadership succession has worked beautifully and ensures continuity of purpose and plans for the entire neighborhood. Priorities are funded and overseen using established criteria that are understood by residents. And, perhaps best of all, since the reorganization—and the simultaneous development of an online funding mechanism—there has been no shortage of funding as people contribute at whatever level they can and are able to target where their money goes. Everyone gets the single, neighborhood-wide newsletter now that other incentives for joining the Alliance are plentiful.

The physical neighborhood itself is looking better than ever. The biggest improvements include additional street lights, a very popular pavilion and playground near the clubhouse, and dramatic changes to the tennis courts and surrounding area that better meet residents needs. Comfortable benches located by mailboxes and throughout the neighborhood have become great places for people to stop and chat on their way to get their mail, go to the newly created dog park, or stroll along the clear water lake. Large and conveniently placed message boards keep everyone informed of scheduled events and, on occasion, notify them of impending storms or provide important public or neighborhood watch information. The butterfly corridor and sculpture garden are underway.

Falconbridge has made productive **connections beyond its borders.** The community has become a major player in the surrounding area: lobbying a local grocery store to move in next to Amante's, co-sponsoring several food truck rallies at the Mall, and providing mentoring support for local organizations. After much back-and-forth with various legal and civic entities, we are in the process of getting hiking trails through part of the land owned by the Corps of Engineers and linking to existing bike trails. We're hopeful that a walkway to Meadowmont will be happening soon. Thankfully, our involvement with the planners of the light rail and other enhancements near Route 54 has paid off and there will soon be a pedestrian bridge over the highway so walkers can avoid dashing through traffic.

All in all it's been a great 10 years. It's fun to look back and recall all the steps that have been taken, the dedication of volunteers, and the immeasurable time and talent that continue to bring our dreams to life. It is often said that we get more of what we've got our attention on and, with all the attention focused on a positive future for Falconbridge, the Carolina blue sky is the limit!

APPENDIX 1: INSTITUTE OF CULTURAL AFFAIRS

Institute of Cultural Affairs — "Technology of Participation"

Let's face it: people from rural villages to global corporations want to participate in making choices that affect their lives. We all want our efforts to make a difference in our families, our communities, and the world.

The **Institute of Cultural Affairs (ICA)** is a global community of non-profit organizations advancing human development worldwide. It works toward empowering an authentic and sustainable transformation of individuals, communities, and organizations through structured methods and shared values. And it aims to act as a catalyst for people in a variety of contexts and circumstances to take active responsibility for their own personal, community and societal development.

The ICA traces its origins to its predecessor organizations—the Faith and Life Community and the Ecumenical Institute, of the United States—in the 1950s and 1960s. However the ICA itself has been explicitly secular and international since it was first separately incorporated in the 1973.

The mission of the **Institute of Cultural Affairs USA** is to build a just and equitable society in harmony with Planet Earth through empowering cultural dimensions of the social process. ICA/USA programs strengthen the capacities of organizations, communities, and individuals to build and implement innovative plans of action that draw upon assets and social capital in a collaborative manner.

The **Technology of Participation** has evolved from the efforts of the Institute of Cultural Affairs to foster authentic participation and meaningful collaboration in the United States and around the world. The ToP is an integrated set of facilitation methods and tools designed to help groups think, talk, and work together. It is known for its effectiveness in

- • recognizing and honoring contributors
- • dealing with more data in less time
- • pooling individual contributions into useful patterns
- • welcoming diversity while minimizing conflict
- • helping people define and move through change or transition

NOTE: We used a modified version of the ToP methods throughout the imagination process and development of recommendations.

For more information, check out http://www.ica-international.org/ and http://www.ica-usa.org/?page=history

APPENDIX 2: PARTICIPANTS

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APPENDIX 3: LIST OF CHAMPIONS

INTEREST LISTED BY CHAMPION	...AS LEAD	...AS PARTICIPANT
Alliance Board		Ed Holland
Clubhouse Movies	Bolton Anthony	
Coffee House/Wine Bar	Conni Rivers	Marcia Mayo Carolyn Parker (after summer) Marian Cannell
Communications Summit		Bolton Anthony
Communication /Publicity		Rosemary Hutchinson
Community Garden		Conni Rivers Carol Land
Elder Circles	Bolton Anthony	
Friends	Lisa Anthony Rosemary Hutchinson	Carolyn Parker Daniella Gregory
Fund Raising		Claudia Stevens Marian Cannell
Fund-Raising Prototype (Kickstarter)	Walt DeGrange	Marcia Mayo
Governance Issues		Ed Holland
Hiking/Walking Group		Daniella Gregory
Music at the Clubhouse		Claudia Stevens
Needs Assessments/Interest Surveys		Conni Rivers Lisa Gilbert
Pond Committee		Ed Holland
Reimagining HUB Group		Carol Land Daniella Gregory Bolton Anthony Rae Thompson
Smaller Neighborhood Events		Marian Cannell
Tool Lending Library (Tool Closet)		Conni Rivers
Updated Community Demographics		Ed Holland
Voluntary Simplicity Club	Marese Casey	
Walking Trails in Corps Lands		Susan Frost Lisa Gilbert Rae Thompson