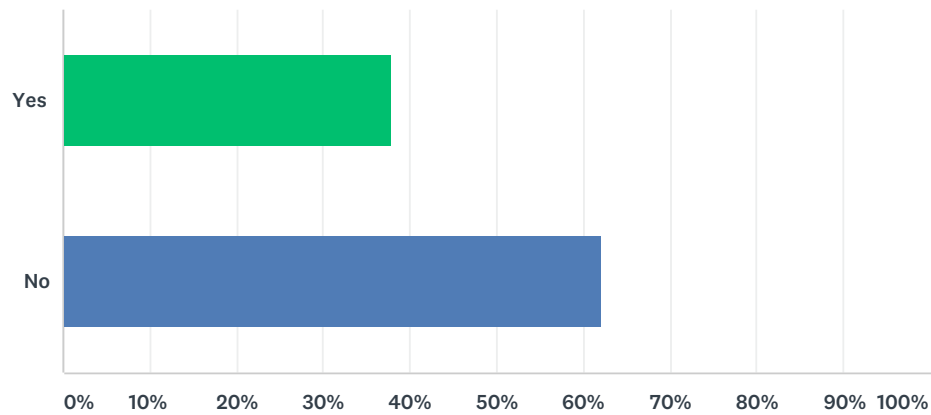


Q1 Would you prefer to permanently close and sell the Village West Property Owners Association Clubhouse and Pool property in lieu of on-going funding of the Clubhouse and Pool?

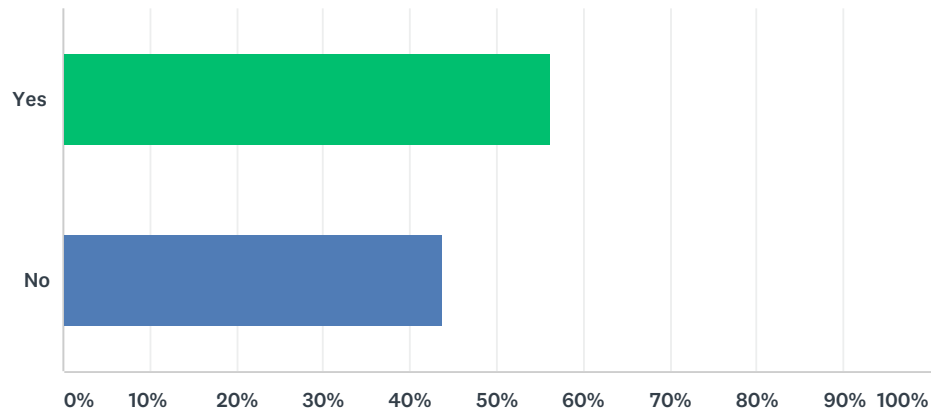
Answered: 124 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	37.90%	47
No	62.10%	77
TOTAL		124

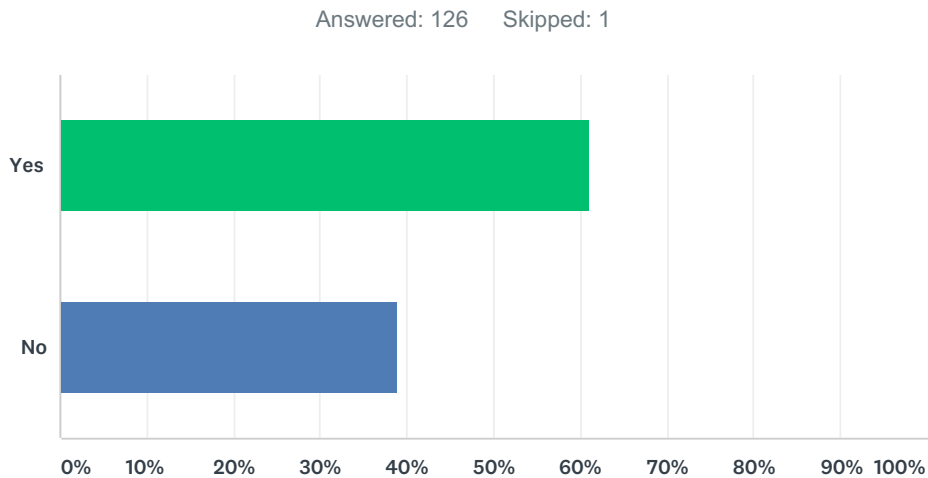
Q2 Would you prefer to permanently close and sell the Village West Property Owners Association Tennis Courts and land surrounding the Tennis Courts in lieu of on-going funding of the Tennis Courts and the Land?

Answered: 126 Skipped: 1



ANSWER CHOICES		RESPONSES	
Yes		56.35%	71
No		43.65%	55
TOTAL			126

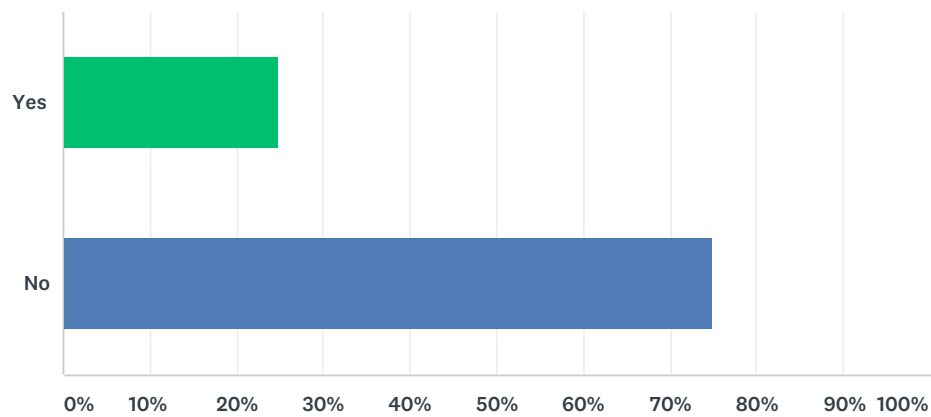
Q3 As a Property Owner, would you be willing to pay an "Annual POA Membership Fee" of approximately \$150 to \$200 which would entitle you and/or your family to annual use of these Facilities (including pool access), assist in offsetting the associated maintenance costs and to ensure these CLVW Facilities remain open for the future?



ANSWER CHOICES		RESPONSES	
Yes		61.11%	77
No		38.89%	49
TOTAL			126

Q4 Overall, would you prefer a complete dissolution of the Village West Property Owners Board of Directors and Property Owners Association in general?

Answered: 124 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	25.00%	31
No	75.00%	93
TOTAL		124

Q5 In the box below, please provide to us any feedback in regards to the questions above:

Answered: 71 Skipped: 56

#	RESPONSES	DATE
1	We do need the VWP Owners Board of Directors and Property Owners Association. They keep our subdivision safe and looking great! I have a vacation home and use the pool perhaps 5 times during the summer so \$100 is a bit too much for the use of the pool, but now that many people don't pay or attend it's kind of nice to have it all to ourselves. I can see your point on raising the HOA fee altogether being that many people don't use the pool and want to pay \$100. So it's best to raise the HOA to a flat rate of \$125 at first to get the feel of the Owners and perhaps each year thereafter raise \$20. If that is the case, then it should include the tennis courts and swimming pool. On another note, does the HOA allow short term rentals? I thought it was not allowed but I see that there are two on Turkey Cove which are VRBO rentals. Please update me on the rules. Thank you, Yvonne Nino 1570 Patty Dr.	10/21/2019 2:01 PM
2	Perhaps closing all facilities will keep the POA solvent. Lose of the POA would cause hardship to property owners who wish our deed restrictions to be enforced. The POA does a great job in this matter. Unfortunate such a low percentage of homeowners are willing participate in an additional assessment. I voted against it due to the low participation.	10/19/2019 1:04 PM
3	Unfortunately from what I understand, the way the bylaws were written, it's impossible to enforce the payment of dues or the extra assessments. Obviously \$25 per year is not enough to maintain the facilities even if everyone would pay. Even though I said I would not be willing to pay \$150-\$200 a year, I would if there was a way to get everyone to pay. It appears to me the way the bylaws were written there is no way to continue to maintain our current assets. It is very apparent to me the Board has done everything in its power to keep things going but at some point that will be impossible. Without a path to resolve the financial issues, the facilities will die a slow death. So in my opinion, you are just delaying the inevitable. The very definition of insanity is to continue to do the same thing expecting the different results.	10/17/2019 8:40 AM
4	I have never used the pool/clubhouse. However, i believe the property on Irene would be a great area for Village West home owners to have continued sole use of property (access to Lake) I am not opposed to a reasonable POA fee of no more than \$150.00 annually	10/11/2019 11:45 AM
5	How many people are using the facilities (clubhouse, pool, tennis courts)? Isn't there water access at the tennis courts? Could that be turned into a community park?	10/11/2019 7:54 AM
6	I do not use the facilities	10/11/2019 6:04 AM
7	We think \$24 a year is ridiculously low. We know that amount can't be changed per TX law, but it's crazy to think everything can be maintained with \$24 a year.	10/10/2019 8:42 PM
8	We do not live at Canyon Lake 100% of the time and have never used these amenities. If we could rent out our property then those amenities might be a valuable asset and we could recoup some of our costs through rental fees.	10/10/2019 4:54 PM
9	Keeping in mind that we'd like to see our property values stay competitive, a POA would help ensure that our area remains in good condition. Keep rentals to a minimum if not zero. Continue to monitor building restrictions and guidelines. If the Clubhouse/Pool or Tennis Court area were sold, what happens to the proceeds from the sale?	10/8/2019 8:23 PM
10	I answered as I did because it seems to me the board is not (and for quite sometime) does nothing to maintain community as should be done. From my view it seems you have let businesses operate from homes, let owners keep property in deplorable condition, etc. My visitors have all commented on how conditions have changed in last few years. So, in nutshell, What are you doing other than be involved in lawsuits???? I wrote to Association year or so ago and NEVER received any feedback to letter.	10/8/2019 10:10 AM
11	Survey questions are asking 2 different questions on most of your questions, that is why I answered NO to all questions. I know someone has worked hard on this survey but it really needs to be redone and split the questions. EX: close Tennis court or sell. I would have answered Yes to close Tennis court, NO to selling any of Village West Property.	10/8/2019 5:54 AM

12	I would support an HOA but in general they tend to be intrusive and overreaching. So far ours has tried hard but it has been a lightening rod for frivolous lawsuits and too underfunded to maintain our 50 year old common buildings. Since I don't believe the Board can get a consensus about HOA dues , I'm starting to think it might be best to see the HOA disband.	10/7/2019 11:47 AM
13	We enjoy the pool. We do not use the clubhouse or the tennis courts. We think the POA is a necessary organization.,	10/7/2019 10:23 AM
14	The pool and tennis courts make the subdivision more desirable. I appreciate the the work of the HOA.	10/7/2019 6:11 AM
15	How about the possibility of tennis players paying a user fee similar to pool users?	10/6/2019 9:24 PM
16	While my family has never used any of the above mentioned facilities we would willingly contribute to support them since we believe that they add to the property values of the overall neighborhood.	10/6/2019 8:53 PM
17	Definitely feel the HOA is important in maintain our homes and property values	10/6/2019 8:47 PM
18	Rather than amenities of village west I think the board should focus on esthetics and integrity of homes to keep theses neighborhood values up! The amenities add no value!	10/6/2019 3:39 PM
19	I'm not sure what you are asking. I dont want the poa to be shut down but 200 to use pool is excessive. If every property owner put in his share it would work out	10/6/2019 1:54 AM
20	I want to maintain what a nice neighborhood this is and these facilities are a part of that. We need to be willing to step up and pay more than the pittance we now pay to take care of our neighborhood.	10/5/2019 10:46 PM
21	I think you'd have a bit more input if you occasionally held mtgs on Friday or Saturday. I think you can replace the clubhouse flooring for a lot less money than proposed last year if homeowners volunteered to help. Approx \$2-3 a soft- and replace with vinyl flooring. I also think people voted no last year because you tried to fix too many things at once. You needed to make a three year budget and spread out repairs.	10/5/2019 6:43 PM
22	Raise the home owner yearly fee to \$200.	10/5/2019 6:25 PM
23	As I have stated before if the Irene property is to be sold I want an opportunity to purchase it. I do not think any of the POA held properties should be sold.	10/5/2019 1:17 PM
24	None	10/5/2019 8:12 AM
25	If the POA is disbanded and POA properties are sold, is that money given back to the property owners?	10/5/2019 7:13 AM
26	One of the reasons we purchased in Village West is because it looked like one on the nicer subdivisions at the lake. POA can be a pain at times it dose insure the neighbor hood stays looking good. \$200.00 a year not a bad price to make sure we stay that way. I do thing the pool key fee should be done away with or lowered to \$25 to \$50 per house hold.	10/5/2019 5:57 AM
27	The tennis court and basketball court seem more beneficial to the neighborhood to allow plenty of exercise for everyone. The pool seems redundant since there's plenty places at the lake where anyone can swim.	10/4/2019 6:47 PM
28	Can you show how you came up with the \$150 to \$200 amount? What if someone has more than one house. What if vacant lot? Will this amount stay that high in the future; or, is it being raised to payoff legal fees?	10/4/2019 6:12 PM
29	Too litigious.	10/4/2019 4:39 PM
30	We would agree to increase POA annual fees to \$100/year, but not to include the "pool key" fee. You all decided to impose the voluntary \$100/year dues increase for 2 years a couple of years ago for specific projects which we happily paid. We did see some improvements of the pool and the addition of the VW signage. Did not see any upgrades to BB & Tennis courts. You also raised the pool key fee up to \$100 and our family decided not to get the key or use the pool this past year. If the maintenance for the pool is the big expenditure look at other options and rent out the club house to pay for them instead of forcing the pool maintenance on every property owner that doesn't use the pool. We do appreciate all of the efforts made by the Board of Directors and the planning that goes into keeping our subdivision updated with the amenities and offerings, but perhaps take into consideration what comments/suggestions you are receiving in the surveys you are asking people to complete. Thank you!	10/4/2019 2:37 PM

31	I am going to assume that if the annual dues went up \$150-\$200 there would not be an additional charge for the pool key. We don't use the facility but I understand that there is a substantial charge now to access the pool.	10/4/2019 11:36 AM
32	We are only there in the winter and we don't use the facilities.	10/4/2019 10:07 AM
33	No	10/4/2019 8:33 AM
34	I don't use the pool or tennis courts. My fear of doing away with our board would allow people to move in mobile homes or other things that would cause a reduction in our home's value. I'm sure you on the board don't feel appreciated but you are. Look at what is happening already. Someone built that horrible barn on Amanda and those awful rental houses on Cindy. I understand that jerk in on our board. Yuk!!! With you guys approving that junk, how much worse can it get? Remove the jerk off the board!!!	10/4/2019 8:32 AM
35	We would agree to the \$150 to \$200 fee if it included pool access with no more fee for pool key.	10/4/2019 8:20 AM
36	Somehow the increase from \$124 to as high as \$200 seems excessive! I'm happy in a Ford or Chevy--don't want a Caddilac! Can you add a "don't know" or "other" to the Yes/No questions in survey?	10/4/2019 7:57 AM
37	Never use the facilities and existing rules are not enforced.	10/4/2019 7:48 AM
38	My preference is to sell off the tennis courts and land. Update everyone's fee to \$100 and allow pool access for all property owners. Instead of only bringing in \$24 from everyone and then paying a pool cost, raise the rate and make the pool available to all.	10/4/2019 7:40 AM
39	We still need ensure architectural control to protect our community even if the POA is dissolved	10/4/2019 6:44 AM
40	The idea of a POA is overall not a bad idea, however....with the potential threat of costly litigation, the constant funding of maintenance for things and places that literally the majority of the members have no use for negates the benefits. Perhaps those that feel the "need" to participate can do so on a "volunteer" basis (unpaid and not insured) but to continue with this ongoing hole in the ground that we continue to keep throwing money and time into to me is not the answer. I do appreciate the fact that over the years there have been many members who have devoted a lot of their time to keep this POA up and running in spite of the challenges of doing so. They are to be commended....but times are changing, I would think not too many of us purchased our homes in this area being influenced by having a POA...or not having a POA. I think selling the assets and returning the funds back to the members may be a step in the right direction. I also think having a community website to share things among us is a good idea...but to have all the debts and obligations and potential disasters that always loom around the corner that a formal POA can bring about is just not a great idea at this time.	10/4/2019 6:15 AM
41	The primary purpose of the property owners association was deed enforcement and short term rental prohibition. Please make that your purpose again.	10/4/2019 6:08 AM
42	The tennis courts need refinishing if annual fee is \$150 or more a year. The courts are used weekly.	10/3/2019 10:24 PM
43	Definitely close tennis courts. Does anyone use them. Idk.	10/3/2019 9:56 PM
44	These questions are too general. IF we can pay the extra \$ we'd like the tennis courts AND the pool to be open. I thought we couldn't legally raise the rates. IF the association is dissolved does that mean we no longer have rules? My experience so far has been that the board has been compromised of the same old people, making NO effort to involve people with homes out of town (those of us that work can't drive in for a TUESDAY night meeting). I have seen this Assoc. use it's power to intimidate and bully members "out of the loop". Is there a way to dissolve and reform an Association? Being in an Association is SUPPOSED to protect property values but if we have no \$ I don't see how we can continue. Wee never stepped foot in the pool but often give extra \$ to keep it open. (BTW, We've never gotten so much as a "thank you" for that extra money.). I'd rather sell the tennis courts and use that \$ to put a locked fence to keep non-members out. We get some really "low life" coming in that leave their trash everywhere and do NOT live in Village West.	10/3/2019 9:41 PM
45	Do not use any of homeowners facilities like the pool or tennis courts	10/3/2019 9:40 PM
46	We do not live at Canyon Lake but visit our home and feel we need a Homeowners Association.	10/3/2019 9:26 PM
47	Ive only been in the clubhouse one time in 21 years, so not valuable to me UNLESS rental can bring in revenue for POA. Pool was great when we had younger children. The land surrounding the courts could be better publicized; I'm not sure most residents know what is legal to use and what is not. I know I don't really know what is POA and what isn't.	10/3/2019 9:12 PM

48	We should focus on the regulation of the POA rules in our neighborhood enforcement.	10/3/2019 9:05 PM
49	A board is needed to ensure compliance of deed restrictions, building codes, restrict mobile homes, rental property, etc.	10/3/2019 8:55 PM
50	All though we are not regular users of the facilities I would be in favor of raising the annual dues to maintain them as I feel they add value to every property in Village West. Unfortunately most people don't realize what they have until it's gone. I hope this won't be the case here. Thank you.	10/3/2019 8:47 PM
51	The closure of the pool and clubhouse would affect the community. We should all work together to build a stronger bond and to continue to improve our facilities.	10/3/2019 8:00 PM
52	Pools are too expensive to maintain and not appreciated by those that use them. We need the poa but we also need more stringent building codes. Some of these houses are just inferior and hurt the look and value of our neighborhood	10/3/2019 7:55 PM
53	Since I do not use the pool, tennis court, or club house, I voted yes. However, if the majority votes no, then I would be willing to comply with the annual fee inrease.	10/3/2019 7:40 PM
54	I never use the faculties, and feel \$100.00 for a key is outrageous.	10/3/2019 7:16 PM
55	Yes to question 4 directly relates to the fragmented community we have become, i.e. Permanent Residents, Permanent Residents who could care less, Non Residents, and Short Term Rental Investors. This mix will never afford CLVWPOA financial security - relative to "their" apathy, investment goals/objectives, and priorities. The CLVWPOA 2019 income Financials speak to this condition "with a Loud voice"	10/3/2019 6:59 PM
56	The board has done well with what little it has to work with but it seems apparent that residents aren't willing to pay extra for those recreation facilities.	10/3/2019 6:57 PM
57	Good work ! Board	10/3/2019 6:48 PM
58	Don't sell the water front access by the tennis courts, the cost to maintain that is minimal and adds value to the home of all property owners.	10/3/2019 6:39 PM
59	The association offers property owners a central point of contact for oversight and communication. Without this sense of governance, I believe Village west would completley disappear and disarray and chaos would follow. Like an unattended lot or yard, weeds would take over. Keep up the good and underappreciated work.	10/3/2019 6:36 PM
60	Most residents don't use the pool, clubhouse or tennis courts so our dues are subsidizing them. It seems our greatest expenses are litigation fees. If there was no POA would those expenses moving forward not occur? What would we miss if we didn't have a POA? This is not asked sarcastically, I don't have a good understanding of what added value is being provided. Thanks for asking for input.	10/3/2019 6:36 PM
61	\$150-\$200 annual fee is still low and I think it is good for families to have the pool, BB court, and tennis court available at no additional cost.	10/3/2019 6:35 PM
62	We do not use the pool or tennis courts. We support a separate fee for those who use them. We are willing to pay a bit more in yearly POA dues.	10/3/2019 6:31 PM
63	If POA cannot raise the funds from property owners to maintain the amenities then we have no choice but to dissolve the POA and sell the properties.	10/3/2019 6:25 PM
64	Having the POA increases the resale values of our homes.	10/3/2019 6:15 PM
65	Charge more	10/3/2019 6:13 PM
66	There has to be some type of governance.	10/3/2019 6:13 PM
67	Keep up the good work	10/3/2019 6:08 PM
68	Lower the fee to 100/yr for dues and pool and you may have more buy in. 200/yr is too high for what we have.	10/3/2019 6:06 PM
69	thank you!	10/3/2019 4:04 PM
70	None	9/29/2019 12:52 PM
71	what a great survey, thanks!	9/28/2019 10:57 PM