

Long Range Plan Survey
Compilation of 27 responses
4-14-11

CG = Campground
GH = Gatehouse

P = Pavilion
RH = Rec Hall

Duplicate recommendations or suggestions were compressed into one. The Board Members will be looking at these recommendations going forward.

Future: In which of the following areas, if any, do you think our condo should attempt to expand in the next 5 years: activities, services, facilities?

- P use by campers only from Nov – April
- Build a second P near C bath or RH
- Address the need for new leach field or other
- Completely upgrade all water & sewer lines
- Increase the space to park RVs, boats, all trailers with keyed access 24/7
- Better use of the lake; put in a boat ramp for small boats
- Bathrooms & the two storage rooms in RH need to be updated
- Divide up the workload; things could be delegated to others; need more volunteers
- Correction yes, expansion no for at least 3 years. Maintain status quo; any activity with less than ____ participants should be canceled, pending further notice. Services should be status quo for 3 years
- Improve water quality
- Over the past year, pool has been closed too often
- Go back to having workshops & monthly meetings
- Mailboxes or delivery
- More secure gating program
- Emergency signals for attention – more than just posting a sign
- Screen dumpsters to make more invisible
- Expand the basketball area to the size of a tennis court to be used for tennis and pickle ball as well
- Clean up 5 Acres

Amenities: What are your favorite amenities?

- Pool
- Bingo & Cards
- Movie Night
- Low maintenance fee
- Country atmosphere
- New TV, you can't beat the price & quality
- GH security
- Central information
- Music & dances
- Food/meals
- Spring Fling Picnic
- Library
- Pool table
- Leaf & brush pick up
- Fishing & Fishing Derby & Fish Fry
- RH activities
- Trips
- Shuffleboard
- Golf tournaments
- Exercise classes
- Easy walking areas
- Sparkman Lake access
- Wi-Fi – great improvement
- Cell phones now work very well
- Pool, peace & quiet
- Lights
- Playground
- Trash disposal (dumpsters)

What do you see as the weakest amenity that is provided? Example: pool, shuffleboard, etc.

- People working together like band group – pulled pork lunch, fish fry and great fishing contest
- Appearance of/traffic at/location of waste & recycle areas
- Use of lake
- Insufficient lounge chairs at pool
- Office building needs new siding
- In the past, we could pay condo fees here in the park. With management firm, we must mail to them
- Wi-Fi
- Playground
- Horseshoes
- The five acre area has been poorly managed and a liability

- Communication between board and membership
- We need an impartial go between for the campers if they have a question or complaint
- Sewer
- Water pipes & electricity failures
- Area blue grass music has to perform in – sometimes very crowded
- Playground is the weakest and needs to be upgraded or removed
- Have more information included in Roster, i.e., home state, email, picture

Challenge: Of the areas you suggested for expansion or listed as a weakness, what specific suggestions do you have for improvement, and what is your proposal for how to cover the cost?

- The suggested P for the owners could be built by volunteers
- Rodent and odor problems with dumpster
- Our strength is camaraderie of all owners & campers
- If the condo owners want a fire pit-build one near the pool; the campers would enjoy their own space
- Is there an automated phone system available so all residents can receive urgent messages such as “Boil Water” and “Water Shut-Off” and “Severe Weather Warnings”?
- Provide a list of what volunteer hours are needed; one could sign up for a few hours or more
- By putting in a boat ramp: a) foster lake use & bring in more campers for overall increase of money, including summer, and b) have more people with trailers that want to use the lake
- Increase the area to park RVs, all boats, all trailers and have small charge to use & very important to have key access 24/7
- Advertise fund raisers, i.e., Valentine’s Day dance profits are for the pool
- Have more dinners in RH & fund raisers to make money for improvements
- Some roads are getting bad and need to be resurfaced; problem with tree roots
- Expand the drain field into our park & playground area & update it with the latest method. I favor a special assessment and/or raise the condo fees. (Each condo unit pays \$300 which will give us \$90,000 towards the project.)
- Buy property on the south end of park for a drain field; run a ‘weep field leg’ along our south fence up to the SW corner (500’ from wells?). Place profit from all activities to a drain field fund (balance owing as an assessment)
- Take care of what we have. We don’t need to get it to costly to live here.
- Enhancement/beautification of water treatment/maintenance area. Plant bushes/climbing vines that would obstruct view of reclamation area & conceal views of maintenance & refuse areas. This would enhance overall appearance of the park.
- Ponds – a possible solution is to cover the ponds to keep rain water out. Cost – always keep reserve fully funded no matter what & if needed, raise condo fees. If assessment is needed, let people know as soon as possible so we can budget it in.
- We support all attempts to inform and respect the opinions & values of all persons in the park. It saddens us when persons are not valued & respected. Every effort should be made to separate personalities from issues.
- A new blue book is probably due. But please don’t overdo it with so many regulation people feel imprisoned by rules.

- A screen enclosure for the pool
- A screen house over the shuffleboard court
- Water quality – reduction of N, P, & K in runoff
- Mailboxes in park
- On-line reservations for the campground
- Activities – someone to lead the activity & workers would come out of the woodwork. Provide a preliminary annual calendar of special activities to be sent out in Aug, (e.g., Oct – Halloween, Nov – Country Western, Dec – Snow Ball, Jan – New Years, Feb – Valentines, Mar – St Patrick's, Apr – Bon Voyage). Pick dates and mail asking for volunteers to lead each one with the stipulation that if no leader comes forward a month or two in advance, the event will be cancelled. Costs would be covered by ticket sales with excess going to fund (Playground, Basketball/Tennis/Pickle ball Court, etc) Funding could come from memorial paver bricks edging the court similar to what was done with ceiling tiles in RH.
- The playground is a haphazard eyesore. Suggestion: remove the larger swing set, horses, turtle and other sporadic items & replace them with a playscape structure with climbing tubes & slides.
- Have a representative from each section (A,B,C,D,F). That person could meet with the Board and have meetings or notices made for that section. That would get us together to talk and make suggestions. They could be the go between with us and the board.
- Move trash & recycling bins by reconfiguring maintenance area or go to end of Blue Jay Dr and cut into fence area. Discontinue leaf pickup. Put in maintenance free deck by pool, protected from the sun with picnic tables (good area for concert). Remove or improve all play areas that are looking shabby, i.e., basketball court. Improve activities; have tournaments weekly by sending out a weekly list of events and assign someone to oversee this particular tournament; put in a beach volleyball court, have basketball, shuffleboard, monkey golf and horseshoes tournaments. Weed out what doesn't work. CH sign out front is in desperate need of redo. GH and upfront area and Wal-mart area should be upgraded. Office and RH look old and tired (not very inviting); 50 yr old exercise equipment needs to go to the dump; add another pool table for tournaments; remodel the stage. How much money are we making from Thursday farmer's market? Do not accept any cash at GH. Print on monthly calendar is too small. Put up a barrier fence by the pool pump; it is very loud and annoying. The water that comes out of the pool to rinse yourself off is ice cold and it should be warm. Create a weekly park improvements crew; they could meet from 9 to noon and work on projects. Park needs to look more like a resort area. We are happy with the current board; we feel we have an honest and trusting group of board members who will do what is in the best interest of us all.

Strengths:

This was left off the original Long Range Plan Survey, but it needs to be addressed. CH has a secluded location giving it a sense of community unequalled in the state of FL. The longstanding practice of volunteering has made an affordable place to live/vacation. And as long as we look at the positive side of things CH will continue to be what we invest in it.