

## HPOA Golf Course Survey

**Total Surveys: 704** (excludes 4 renters who submitted surveys)

**Percent of Hiddenbrooke Owners: 62%**

### BACKGROUND

The Hiddenbrooke Property Owners Association (HPOA) needs your input to determine how to proceed if there is no private buyer for the Hiddenbrooke Golf Course. The Golf Course is currently for sale, and the hope is that there will be a new private owner who will buy the Golf Course. Unfortunately, as of this time there are no interested buyers, raising the possibility that the Golf Course could close.

If the Golf Course closes there could be both an immediate as well as long - term impacts on property values as has occurred in other communities that lost their golf course. The Golf Course land would sit fallow and there would be little, if any maintenance.

At recent HPOA Board meetings, HPOA has reported on discussions with the City of Vallejo about the possibility of the City taking over the Hiddenbrooke Golf Course if there is no buyer (the City already owns another golf course, Blue Rock Springs). However, given current economic conditions, there is no guarantee the City will want to assume this responsibility. With these concerns in mind, HPOA is asking that you fill out this survey to help determine the degree to which the community views the importance of having a golf course and the community's willingness to pay to KEEP the Golf Course if there is no private buyer.

Due to the importance of this issue, we are requesting that all HPOA members provide their responses to this survey.

PLEASE BE ASSURED THAT ALL OF YOUR ANSWERS WILL BE KEPT STRICTLY CONFIDENTIAL AND THAT ONLY GROUP RESPONSES WILL BE REPORTED.

Thank you in advance for your input.

The HPOA Board

1. Do you live directly on the Golf Course (i.e., have a back fence along the Golf Course)?

-Yes: **33%**

-No: **67%**

2. How have you taken advantage of the Golf Club in the past two years? Check all that apply.

-Play Golf: **35%**

-Monthly Resident Dinner: **12%**

- Food from the Grille restaurant: **52%**
- New Lifestyle Membership Program (access to pool, tennis, gym): **21%**
- Held an event at the Club: **7%**
- None of the above:/did not use Club: **36%**

3. If a member of your household plays golf, approximately how many times a year do they play (total for Hiddenbrooke and other courses)?

- 1-5: **17%**
- 6-12: **8%**
- 13-20: **5%**
- More than 20: **14%**
- Not applicable, there are no golfers in our household: **55%**

4. On a scale of 1 to 5, how concerned are you about the impact on home values if the Golf Course closes? Please check the box that reflects your level of concern.

- \_5. (Very Concerned): **73%**
- \_4. **12%**
- \_3. **8%**
- \_2. **2%**
- \_1. (Not Concerned}: **5%**

### City of Vallejo Golf Course Ownership Option

#### BACKGROUND

The City of Vallejo does not have any funds to purchase or improve the Golf Course. However, the City could use funds from the Hiddenbrooke Improvement District (HID) bond. The Bond has \$4 million available that can be used for Hiddenbrooke projects, including a public golf course. Using these funds would not change the amount the City can charge on your HID property tax bill.

5. Do you feel that using HID bond money to buy and improve the Golf Course would be an appropriate use of these Hiddenbrooke taxpayer funds?

Skipped Question: 16

- Yes: **56%**
- No: **16%**
- Don't know: **26%**

6. If the City, as a condition for taking over ownership of the Golf Course, requires that Hiddenbrooke property owners agree to contribute to the cost of operating and maintaining the Golf Course (the golf course currently operates at a deficit), would you support such a request? A preliminary estimate would be that homeowner dues

would need to be increased by \$400-\$500 a year to cover the expenses of operating and maintaining the Golf Course.

Skipped Question: 16

-Yes (Skip to Question 8): **28%**

-No: **43%**

-Not sure: **27%**

7. If you answered “No” or “Not Sure” above, would your response change if the homeowner contribution came with access to the pool, gym, and tennis courts (similar to the old Resident Access Program)?

-Yes: **53%**

-No: **47%**

*6a. Question 6 adjusted using results of Question 7 above*

-Yes: **62%**

-No: **38%**

HPOA Golf Course Ownership Option (a possible last resort)

8. There is no assurance the City will take over the Golf Course and currently there is no buyer. Without a buyer, the owner could decide to close the golf course to avoid further operating losses. Some homeowner associations do own golf courses with similar facilities to those of Hiddenbrooke.

If the Golf Course closes, do you think HPOA should consider buying the Golf Course for the use and enjoyment of Hiddenbrooke residents, including the Clubhouse, pool, gym, and tennis courts?

Skipped Question: 84

-Yes: **48%**

-No: **19%**

-Not sure/no opinion: **21%**

-Did not answer: **12%**

9. If HPOA were to purchase the Golf Course, homeowner dues would be used to buy, operate, maintain, and set aside money for future capital needs. This would require raising homeowner dues a significant amount, possibly as much as \$800 - \$1,000 a year (currently \$85 a year). Would you be willing to pay higher homeowner dues to keep the Golf Course?

Skipped Question: 84

-Yes: **27%**

-No – (SKIP to Question 11): **39%**

-Not sure: **22%**

-Did not answer: **12%**

10. Which golf course scenario would you favor?

-keep the entire golf course running including the Clubhouse, pool, gym, and tennis courts (highest increase in dues): **75%**

-just keep the Clubhouse, pool, gym, and tennis courts, while controlling weeds near homes and maintaining the ponds as required by law (lower increase in dues). Note: HPOA does not have an estimate for the required increase in homeowner dues for this scenario: **25%**

### Future Uses Other than a Golf Course

11. If the Golf Course closes, there could be other uses of the golf course land and Clubhouse. Some possible uses are listed below. Please check any of the uses that you would NOT support.

Skipped Question: 137

**Note:** Everyone had to check one item to complete survey. Some may have thought the question was asking for items they support, even though it reads “Not Support”. Percentages are based on total sample of 704.

-open space/walking trails: **17%**

-new City park with various amenities (e.g., managed by GVRD): **34%**

-privately run event facility (weddings, family events, corporate events, etc.): **17%**

-new restaurant and Sports Bar: **19%**

-health and fitness facility: **17%**

-convert Clubhouse into offices for rent: **31%**

-turn Clubhouse into Day Care center : **34%**

-plant vineyards on the golf course and have a wine tasting facility: **25%**

-turn some of the golf course land into housing (e.g., senior housing): **49%**

12. What other uses of the property do you do feel would be beneficial to residents?

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13. What other comments/concerns would you like HPOA to address or be aware of concerning the future of the Golf Course?

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### **Demographics**

PLEASE BE ASSURED THAT ALL OF YOUR ANSWERS WILL BE KEPT STRICTLY CONFIDENTIAL AND THAT ONLY GROUP RESPONSES WILL BE REPORTED.

To help us understand the input we're receiving in this survey, please answer the following question

I live in:

- Estancia
- Fairway Villas
- Castillo
- The Heights
- The Knolls
- The Masters
- The Orchards
- Reflections
- St. Andrews
- Summit
- The Village
- Vintage
- Westchester
- Don't know

Which of the following best describes how long you've lived in Hiddenbrooke?

- A year or less
- 1 to 3 years
- 3 to 7 years
- 7 to 10 years
- Longer than 10 years

Are you an Owner or Renter?

- Owner
- Renter

Please provide your house number \_\_\_\_\_ (e.g., 123, or 1234)

*This will not be used for any purpose other than ensuring that only one survey is submitted per street address*

