

Hiddenbrooke Community Survey

What other concerns /issues do you have about our current CC&Rs that you would like to see the HPOA address in any revisions or additions?

Answered 290

Skipped 0

Respondents	Responses
1	Understand that ADUs are important for people that don't want to put their parents in nursing homes
2	None
3	none
4	Can the additional property tax be removed?
5	none
6	None
7	None
8	Noise level
9	I live on Marshfield Rd. The home at the bottom (intersect at Bennington) has (9) vehicles or more that fill the driveway and often overflow onto the street. Garage IS NEVER used, or opened. This home is clearly being occupied beyond "single family" residence. Landscaping is never watered or cared for. Water conservation does not mean no weed abatement or attendance. I
10	Current lack of enforcement of the current CCRS. What needs to be done.
11	None
12	Permanently parked truck in driveway filled with furniture, uncovered. Cobwebs at tires. A real eyesore. Summit area. Seems like it's meant to punish the ones who take care of their property the most. I was given a notice several years ago because I left my forgot about my yard waste bin and left it near my fence for a week. I was given a written warning with photos. Now my neighbors across the street have left a dumpster with wheelks in front of their house for 3 months.
13	None known
14	None
15	This may not apply, but maintenance of the golf course behind my house on the 5th fairway. It is a mess. So hopefully the golf course will have to comply with some portion or the cc&r.
16	None
17	Need some more work
18	NA
19	None
20	None

Parking enforcement

Landscaping enforcement

21 Over all appearance of Hiddenbrooke

22 no opinion

23 No opinion at this time

24 none

25 Current CC&R's should be made available via pdf file to new and current owners.

26 If possible simply and separate different categories for architectural change requests, like for house painting with color scheme changes

27 While we appreciate the rules in place to preserve the beauty of our neighborhoods, The Summit has someone who regularly patrols for violations. This is burdensome and unnecessary.

28 Security in HB. Suggest to install more security cameras in the neighborhood. Currently more of the houses have security monitoring system with companies like, ADT, etc. Can HPOA negotiate with one security monitor company, e.g. ADT, etc for a lower rate?

29 none

30 Use of the pad as parking space rather than street parking. Due to drought allow decorative stone with plants/succulent in front yard.

31 If the sycamore trees are replaced along the parkway due to root damage, leaves, maintance, etc, then homeowners should be able to remove and replace them for the same reasons without paying the additional city permit fees. Many of our neighbors had the city replace their trees, but when I worked with Donny Burton for over 6 months to have ours replaced due to the large exposed roots that threaten our house foundation, water pipes, sprinkler system, driveway, yard and sidewalk, he decided to replace my next door neighbors tree but not ours. His reason: your trees need to be replaced and should not have been planted in the first place due to their aggressive growth, but if I do it, I will not be promoted and will lose my job. We continue to deal with the cost of maintance for root damage, busted sprinkler lines, and clogged gutters every year due to these sycamore trees.

32 Less restrictions on the color and updates people want to do to their house. Some houses in this neighborhood looks straight from the 80s. Although there is a house on Bennington that drastically changes its color to dark brown and looks updated and fresh (and nothing like the rest of the neighborhood) I have several neighbors who have had their less-drastic requests denied. I have no problem with the neighborhood updating the look to modern design trends. It will only make property values go up. Also, the dark brown house on Bennington does not fit with the "current aesthetic of the neighborhood" so that argument is null. Rumor has it the owner sits on the board but I don't know. Funny how that design got passed. Either loosen the restrictions or people won't waste money to freshen up the paint to 80s design trends.

33 I worry about the HPOA becoming too Nazi (ish) in their enforcement of the policies. It seems like they should focus on the big problems. Most of the people in my neighborhood have little picky issues. Someone's tire was four inches off their driveway and on the bark and they got a letter. But the guy on top of the hill has twenty cars, or someone's house is painted the wrong color that doesn't fit. Focus on the big stuff.

34 Tenants with multiple cars (+3) parked the street

35 none

36 ?

37 Landscaping updates

38 None

39 People running stop signs and driving too fast.

40 My main concerns are safety issues.
Long term parking or storage of vehicles on the street should not be allowed, if you can't store your vehicles in your garage or driveway they shouldn't be stored (additional vehicles) on the street.

41

42 I don't have enough knowledge on this subject matter.

43 None

44 We need to make a strong effort to minimize the speeding violators who have no concern with pedestrians and our pets not to mention our beautiful wildlife.

45 Maintenance around the golf course

46 None at this time
More flexibility on landscaping choices, speedier approval of landscape projects.
In regards to ADUs, no ADU should be allowed in Hiddenbrooke.
If Hiddenbrooke property owners want to lease or rent property, it should be for a single family and no sublease should be allowed, no multiple leases for the same property, or attached in law units.
Hiddenbrooke access should be through the gate and security officer should check all deliveries, visitors should use a digital directory at the gate to contact the owner to gain access. City of Vallejo has enough tax money from proposed school and fire station projects for use to implement such gate.

47

48 How about making Hiddenbrooke a gated community by installing gates on the main entrance at the Hiddenbrooke Parkway.
I would like to know why the sides of the streets and sidewalks along Landmark Drive are not landscaped as are those same areas in some of the other developments in Hiddenbrooke. Mainly concerned with those areas in the Castello development at the top of the hill and in the back where the street to The Orchards. They've never been landscaped.

49

50 none

51 Broke down cars in driveways just sitting there collecting dust and rusting.

52 Noise ordinance; barking dogs

53 We'd like to see more stringent security at the front gate. We would like to see the HPOA encourage development of more custom homes.

54 None

55 It doesn't seem like the HPOA has the ability to actually enforce the rules- yards that go uncared for years, vacant custom lots that never cut down the weeds, etc.

56 None

57 None

58 Cut the weeds on the golf course hillsides more than once during the spring/summer. They get very dry and are a fire hazard.

59 cost savings

60 Security, Security, Security

61 I would like to see more enforcement of our CC&R's. Too often people violate the rules (re-painting with unauthorized colors, removing trees, etc.) and nothing is done about it.

62 My front yard. Needs more better plants.

63 100% their idea & then the project goes above all projected costs! It seems to be the norm& always is financially over budget. I.E. HB Park job bid was accepted by the City even tho it was considerably more \$ than we had to spend on that project!

64 Unnecessary expenditures

65 none at this time

66 I don't like the restriction on the amount of hardscape limitations in backyards. As long as we are planing trees, shrubs, flowers, etc. I would like the option to have things like a concrete pad for my shed and a concrete pad for a basketball halfcourt in my side yard, but I'm concerned that this will be over the limit for hardscape given the patio and walkway we already have in the backyard. Since this is not visible from the street, I don't know why it is so restrictive (as compared to the front parts of the yard).

67 ?

68 What are the responsibilities and the duties of the guards at the gate?

69 They just need updating as in question 4.

70 None at this time

71 Gate access security improvement.

72 simpler guidelines for landscape projects

73 The insects and wasps are a big problem

74 The reason we bought here is going away - nice drive in, safe, peaceful , pretty, well cared for homes. Pride in the area is diminishing

75 Have considered things, at the moment I'm drawing at blank.

76 To strict on landscaping changes

77 Do NOT remove the trees on Hiddenbrooke Parkway. That would be a massive mistake.

78 None

79 None at this time

80 The lawns near the entrance gate are looking bad along the walkways

81 None

82 None

83 None

84 None

85 None

86 The HOA is over-regulating and spending money on excessive enforcement.
Clearly identify functions of the security, and prohibit visitors from stopping on the road next to the security shack, there is
87 parking area next to is that should be designated for visitors who has questions.

88 Maintenance of front yards.

89 None

90 na

91 Don't have any

92 General upkeep of the houses- many houses need paint and have visible dry root and are generally not kept up well

93 None

94 Enforcement needs to be consistent.

95 N/A

96 Other than parking or lack of garage use I have non.

97 None

98 We would appreciate less adversarial enforcement/implementation of CC&R's - and more flexibility in landscaping, etc. (while
still protecting home values)

99 none
Street parking continues to be a problem in the Village.
One particular group of renters continue to park their numerous noisy cars in front of other residences. This problem has been
100 going on for much too long.

101 Barking dogs.

102 enforce noise ordinances re dogs and loud music

103 none I can think of.

104 6512
Better maintaining Hiddenbrooke Park - large pool of flooded area in the grassy area of the park with swarming bees (another
105 problem)

106 none at this time

107 too strict and too much oversight when exterior painting was being done. Colors were pre approved by the association.

108 Pain in the arse Neighbors.

109 none

110 Main concern is possible new home being built with rental units. Don't want that on Landmark at all.

111 Fire safety
abandoned cars are not addressed. I know it is a city issue, but the city is doing nothing about it. a courtesy letter should be sent out by the HPOA CCR

112

113 People running stop signs
HOA before,they let every homeowners to park their own garage n use their own driveway,so it will less car on the street. To make it clean n good looking streets.

114 I feel we micro manage our owners and with a good set of rules we will be fine some residents want to control everything the way they want we need to stop this Petty bickering and personal preference for one does not apply to all jealousy plays a big part in the scabblings between neighbors

115

116 Too strict!

117 Number of cars in one household.

118 none

119 Excessive street parking and deferred maintenance are to ubiquitous in our community.

120 No concerns that I can think of right now
enforcing some, but not others...one fence is different and I get threatening papers...fence down the street...different since before I move here...doesn't seem right...

121

122 None
Pool use was retracted. Maybe another program can be created where residents can use the pool without having to join and pay for full club use.

123

124 Revise the current vehicle parking language that is very cumbersome which doesn't allow temporary parking or otherwise to homeowners and tenants. There needs to be some flexibility to accommodate conditions as they may occur...

125 none.

126 The community is aging and starting to show signs of wear and tear.
The Hiddenbrooke parkway was supposed to be the jewel of Vallejo and now it seems there have become less and less attractive with more and more mulch. The parkway was originally supposed to be planted and beautiful. We could plant water wise plants if necessary but ripping out more plants/trees and replacing it with a good bit of nothing ie. mulch just doesn't say jewel of Vallejo. If anyone were to check the sprinklers that are shooting in several directions and fix those the little bit of planted area on the parkway could be green, blooming and beautiful.

127 Just my opinion

128	None at this time
129	N/a
130	The lack of maintenance and weed abatement on the golf course property, particularly on the fence lines.
131	n/a
132	I want the CC&Rs to limit the board from doing big things without consulting with the community. Things like spending lots of money on CC&R revisions before consulting with the residents is wrong. Changes to the CC&Rs should be minimal at most. They should be clear and simple for residents. 1) I think landscaping choices should promote less flammable alternatives, for example allow river rocks since they are less combustible than wood chips, and encourage less combustible trees. 2) Dog poop citations. 3) Not allow loud parties with music after 10 pm. 4) Changes to welcome center to make it more secure.
133	none
134	None
135	I would like to see a real public discussion and thoughtful consideration before any changes are made that broaden or extend the mandate of the HPOA.
136	N/A
137	N/A
138	No response
139	Enforce the "real" or larger issues with more conviction and stop nit picking small infractions. Too many homes with little or no compliance, and nothing changes.
140	Return of Resident House Parties More family events
141	none
142	No particular concern
143	Keep the trees on Hiddenbrooke parkway. Don't allow ADUs, and commercial renting rooms to separate renters, maintain the Hiddenbrooke landscaping. Always include residents in important decisions related to Hiddenbrooke by timely notifications of proposed changes and take into consideration residents opinions and reasoning.
144	None
145	Use ecologically sound methods (ie: "wooly weeders" like goats and sheep) to minimize hillside fire risks
146	sdfsdfsdf
147	none
148	none

149 It seems like certain CC&R's are strictly enforced and some aren't. For example, the number of pets people have. I personally
150 don't care as long as the pets are not a nuisance but it seems unfair to enforce certain rules and not others. I think the
151 CC&R's should be re-vamped to be more realistic for today's lifestyles and then all be enforced equally.
None other.
The park conditions, parking, noise violations, and if possible security concerns ie notation of license plates etc for visitors at
the welcome center

152 Speeding is a big concern, I have almost been hit a few times when I'm pulling out of my drive way. They just fly up the road.
153 No comment
I believe I addressed these in number 5. May have been the incorrect place for my response.

154 It would be very nice to see a dog park in Hiddenbrooke!
155 No other serious issues
156 keeping the standards high in the CCRs
157 None
158 None
159 None

160 I think that charging an application fee for most of the projects people request is unnecessary. Do I really need to pay a fee to
get a paint color approval?
I purchased here because it was safe. I'm concerned about the increase in car and home break-ins, that anyone can enter the
community since there's only 1 guard who is mostly patrolling. Maybe we need 2 so there's always someone there and visitors
will need to check in. I definitely don't want any apartments built or ADU's. Those lead to more people and more potential
crime.

161 A revised/streamlined approach to exterior improvement approval that is less burdensome to the home owner.
162 Already listed in previous question
163 N/A
164 Address parking to assist people. Clearly trying to be restrictive has not worked. We in other communities are supposed to park
in our garages while other communities park their cars in front of our homes leaving no place for our extended family and
friends to park when they want to visit. Thanks for giving us no support and no resolution.

165 N/a
166 Speeding
167 Not require HARC review for things like solar, any exterior upkeep/repair of the home if not changing color or style, drought
168 resistant landscaping.
169 None

170 none
171 Allowing home businesses. Why are we not allowed to have a home business as long as we do not violate the appearance, landscaping, etc.....
172 Maximum residents/cars per home? Is there a dispute resolution process at the HOA level?

173 basketball nets/poles should be allowed. Homeowners should not have to pay \$50 to ask for a change in their back yards. Homeowners should be allowed to buy smaller, not full grown, trees and bushes in front yard revisions to save \$ and water.
174 None
175 N/A
176 None
177 City owned trees. In the Orchards, the walnut trees are not maintained. Recently I had to call the City because the branches were covering my fence and hanging in my backyard touching my patio furniture. After the city came out, I noticed how weak my fence is, a high wind, the fence will probably fall. The City should repair my fence. Maybe the CC&R can identify what is city owned and include a contact person/number for problems.

178 The past 13 years are longer I notice some area in front entry in Hiddenbrooke only get the new bark and flowers ,because I can tell you in my area we still got the original bark that was layed 15 year ago.Please address my concerns in Reflections.
179 None, keep existing
180 None
181 None.
182 I do not have any other concerns.
183 None now
184 None
185 Rules regarding landlords and tenants. Have had a problematic landlords/ tenants in or culdesac since I have lived here. Especially in regard to for hazards and multiple vehicles for one house.
186 Paint colors are old and out dated. Everyone home owner/renter should be accountable for making sure their front yards and e terror paint are in compliance!
187 Include standard enhancements, maintenance in enough detail that homeowners do not need permission and can just take care of their propoerty within reasonable limitations.
188 None
189 NA
190 Speeding inside Hiddenbrooke
191 things are okay now for me
192 None
193 NA

194 In the past there have been situations where certain people were enforcing CC&R's in an extreme, petty manner. Reasonable
enforcement is acceptable, intrusive, busy body tactics are offensive to homeowners.

195 None

196 Once an issue is reported no response is given, thanks for your CC and R report. We will address it within 10 days, or
something to that effect.

197 All opinion based interpretations such as acceptable paint colors.
If there's going to be restrictions on paint palette, I'd like to see an appendix to the CC&Rs that allow for more flexibility as
modern palettes are different than the original paint. HARC should opine on paint palettes for repainting, but should also allow
for a more modern look of the homes.

198 Maintenance around the golf course areas that overlap with Hiddenbrooke or private property ares

199 None

200 We need an ordinance regarding pets being left out at night and constantly barking. Also, cars need to be removed from the
street on certain days to let the street sweeper clean the streets.

201 Trash dumping in the front of the entrance where everyone parks for carpool is getting extreme. It makes the entrance look
very bad. The grass is getting killed by Landcare Co. spraying too many chemicals for weeds. The parkway has turned into a
raceway and it has NOT been addressed, it's very concerning especially when we have people walking the sidewalk constantly,
they are put in danger.

202 Install umbrellas at the tables by the pool. It's hot out there!

203 N/A

204 I would to see a person living in Hiddenbrooke
to be a designer to assist home owners in repainting, redesigning front yard landscaping for a more draught tolerant plants am
design. This person knows what's allowed in both paint and design for our areas.

205 I'm concerned about homeowners who rent then neglect their properties.

206 none at this time.

207 HARC reviews for landscaping, painting etc. should not cost \$50. For new construction reviews, the fee is okay.

208 not sure

209 none at this time

210 None

211 I would like to see a tighter time frame on items that were flagged for violations. IE. You don't get 3 warnings- you get 1 and
then fine if not fixed.

212 Parking

213 Better protection of City Street Trees

214 none

215 N/A

216 We'd like to see community security enhanced.

217

218 Update HARC guidelines, specifically permitted trees. Seems the community is in favor of Redwoods and Palms, and the
219 public areas/golf course have these trees planted as well making it difficult to tell owners not to plant these species of trees.
security aspects, see above
Clarify definition of a single family residence
Prohibit renting a portion of a house on the open market.
Redefine ancillary structure, guest house, pool house and accessory dwelling unit
220 Prohibit Airbnbs for any length of time
221 Address speeding.
222 I would like for the fines to be updated for the various offenses and aggressively collected.
Homeowners that choose to repaint their homes a color scheme different than the original should be present when any HPOA
approval persons render opinions thereto. Furthermore, adjacent neighbor approval should have equal or more weight than that
223 of the HPOA opinions.
224 none
You guys do a great job. You are not thanked enough for all the time you put in. It is very much appreciated, even by the 80%
225 we never hear from!
226 None.
227 I would like to see the CC&R's enforced more. I see many properties that are in need of paint, landscaping and overall care.
228 none
229 Deal with the run down custom homes
Houses are in need of paint. Some paint just the shutters, front only and not the complete house. Some looked pretty beat up.
Front yards are not kept up, Year after year. Same houses? Why? Get petty warning on fines, wrong addresses. Bark
230 replacement, but not the look or appearance of over all house. Parking your extra cars in others area.
231 None
232 whatever we can do to allow for the hiddenbrooke Community to have more control over what happens in our development.
233 none
Take care of the parking problem. I have both cars in my garage and sometimes don't even have space in the street for my
234 garbage cans.
I overall very much support the ccrs and what they're trying to maintain. However i really feel the hpoa concentrates on the
nitpick and allows the truly destructive neighbors to run havoc. If your property is nice, clean and within reasonable compliance i
235 think you should be thankful for those people and leave them be.
236 None
237 None

238 I know many people living within Hiddenbrook who are not on the list serve. I'm concerned they will have no opportunity to weigh in if they are unaware of survey. Quite honestly I would drop list serve alerts due to the ridiculous posts but feel I would miss important ones like this.

239 Need to be able to require paint, stucco repair. Tree trimming should be required. Trees to be an appropriate size when mature. Trees planted 15 years ago are now huge, blocking views, dropping leaves on neighbors homes, and posing a hazard of falling during high winds.

240 golf course weeds

241 Parking

242 Security

243 get unregistered vehicles removed from driveways

244 Mixed-race, negro couples should be disallowed.

245 We want the CCR's to honor all of us when we moved to Hiddenbrooke 17 years ago, when we were told that no one can build any more behind our homes and obstruct views, nor add ADU units to any of the homes here. We did not address question 2 because we are totally against addind ADU units and the the building of the custom home with ADU's.

246 I think it should involve responsibilities of the golf course owner to maintain its course when the golf course is directly impacting a view of a home owners connecting to the course, just like our yards are to be maintained for the golf course appearance. Currently the golf course has not maintained even the entrance areas that they are responsible for and to me it impacts all of Hiddenbrooke overall appearance when their not maintaining it as well. They can't even maintain their entrance or their parking area! They should have to be part and included in the revisions as being more responsible for their appearance and maintaince.

247 None

248 O

249 Insure the Golf Course maintains the landscaping it is responsible for in a more timely manner. The weeds have been allowed to get way too bib.

250 Be more aggressive about getting people to repaint their houses, some are looking pretty bad.

251 Does street Tree trimming requires city permission ?

252 I want there to be more restrictions on people who rent their homes to make them more accountable for bad renters.

253 weed control

254 None

255 N/a

256 No additional concerns than previous question

257 None

258 Speders snd reckless driving in Hiddenbrooke should be addressed

259 None

260 Non operating cars parked on street.

261 No opinion

262 Broader bark colors. Broader paint colors for homes. Speed bumps near stop signs on bennington.

263 Currently wat too restrictive in regards to landscaping.

264 None

265 Speeding throughout the community starting at the entrance at I-80 off ramp and bac

266 None

267 None

Speeding in the parkway - put some speed bumps or those yellow stubs - some residents just don't care and a sign will not deter them. We should not wait for an accident to happen to enforce some form of provision to stop those who don't care about their speed!

268

269 None at this time. Thank you for your efforts!

270 N/A

271 None at this time.

272 Can't think if anything now

273 None at this time

More requirements for drought tolerant landscaping; more options for fencing design; enforcement of multiple dogs on a property.

274

275 I would like to see dogs permitted

276 None at this time.

277 Lots. Replace the entire board. They suck.

More focus on maintenance of the exterior of homes and front yard landscaping. Also, removing large RVs that are parked for extended periods of time.

278

279 None

280 I think the HPOA is doing the best they can.

281 None

282 HOA does not have as much control over backyards

283 Na

284 Speeding issues

285 RV, boat illegal parking, maximum number of permitted cars per household to reduce traffic and parking issues

286 No other concerns

287 There needs to be more security and homeowners should not have to pay more to use golf course or other ammenities.

288 None.

289 Would like to see the pool open year round, even at a higher price

