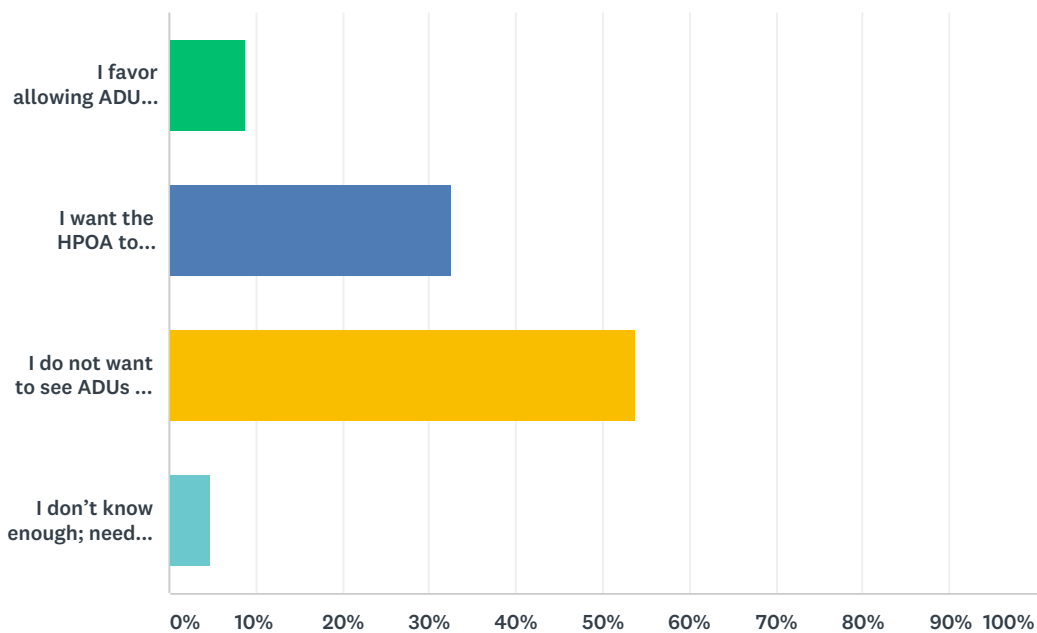


Q1 Accessory Dwelling Units (ADUs)The State of California recently passed a law to make it easier for homeowners to construct new living quarters on their property. These new ADUs can be either attached or detached to an existing residence. Vallejo is in the process of adopting a new ADU ordinance to implement this law in Vallejo. Communities like Hiddenbrooke with established CC&Rs (Covenants, Conditions, and Restrictions) can make rules that are more restrictive than either the State law or the City’s Ordinance.Which of the following best indicates your views?

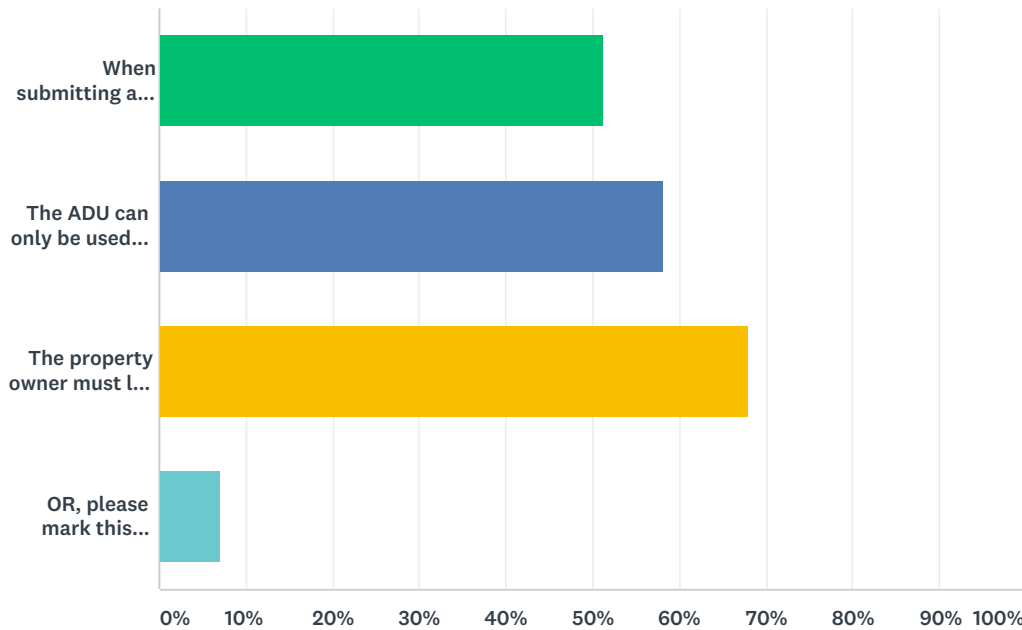
Answered: 285 Skipped: 0



ANSWER CHOICES	RESPONSES
I favor allowing ADUs in Hiddenbrooke that conform to the State law and the City of Vallejo Ordinance.	8.77% 25
I want the HPOA to establish higher standards for ADUs in Hiddenbrooke (e.g., lot size, number of bedrooms, parking requirements, etc.).	32.63% 93
I do not want to see ADUs in Hiddenbrooke.	53.68% 153
I don't know enough; need more information.	4.91% 14
TOTAL	285

Q2 If an Owner of any property in Hiddenbrooke wants to add an ADU, which of the following should be required? (Check all that apply)

Answered: 285 Skipped: 0

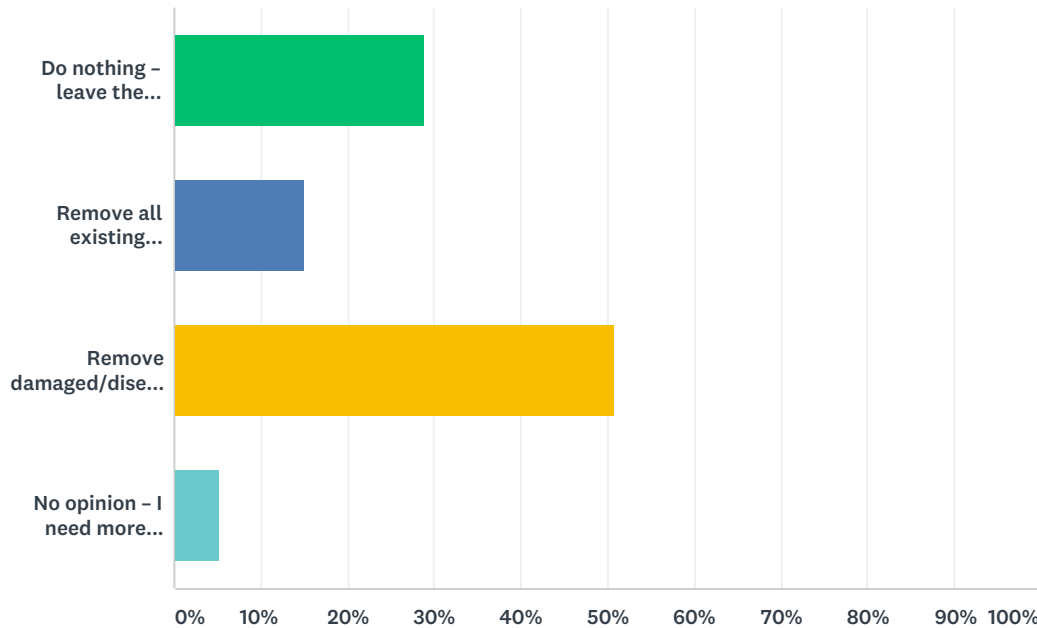


ANSWER CHOICES	RESPONSES
When submitting an ADU application for review by HARC, the Owner should be required to notify all residents living in a radius of 500 feet of the property that would have the new ADU.	51.23% 146
The ADU can only be used for family members and not allowed as a rental unit.	58.25% 166
The property owner must live on the property (in either the main residence or in the ADU)	68.07% 194
OR, please mark this response if you don't feel any other requirements should be imposed other than what the State requires.	7.02% 20
Total Respondents: 285	

Q3 Hiddenbrooke Parkway Tree RemovalThe City is proposing to remove most/all Sycamore trees along the Parkway from the freeway to the Welcome Center to make way for new trees and landscaping. The older trees are damaging walkways and curbs as well as parts of the irrigation system, which will make it difficult to replant some areas. All landscaping costs are paid for by the Hiddenbrooke Maintenance District which is funded through property taxes. Removing all the trees and adding new trees, shrubs and irrigation could cost as much as \$2 million and would be paid for out of the Hiddenbrooke Improvement District Bond fund; removing only the damaged/diseased trees and adding new shrubs would be less expensive (no cost estimate). The Advantages of removing the trees are: reduce City landscape maintenance costs (raking leaves, etc.). There is a possibility that the cost savings could postpone/delay the need for future increases in the Hiddenbrooke Maintenance District property tax assessment; new trees, plants, and irrigation will give the Parkway a fresh look. The Disadvantage of removing all the trees is: it will

take years for the new trees to mature to full size and create a tree canopy effect over the Parkway as we have now. Please check the response that best indicates your feeling.

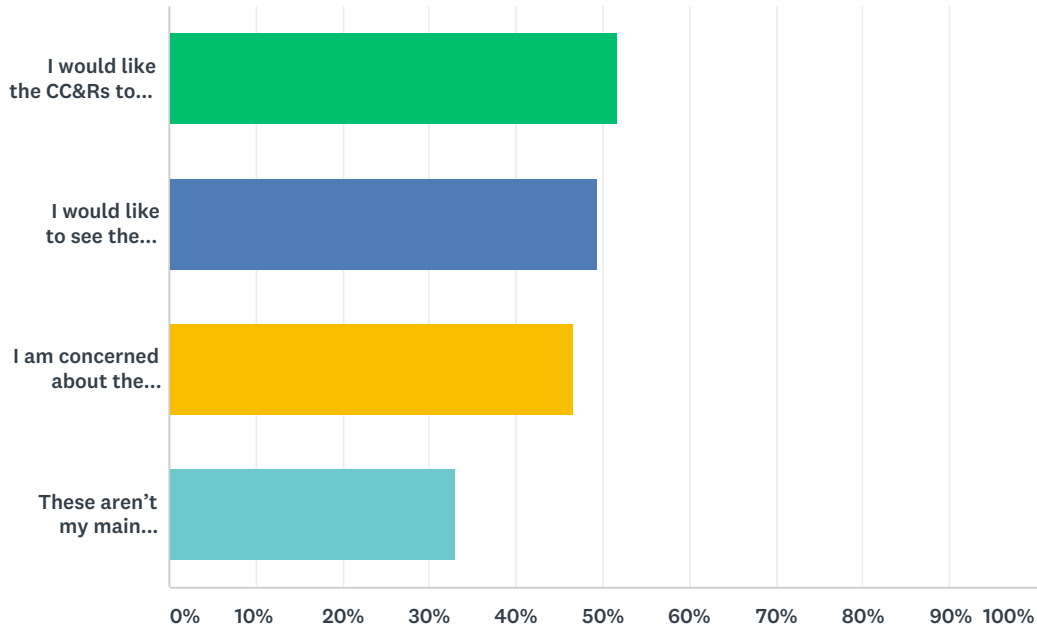
Answered: 285 Skipped: 0



ANSWER CHOICES	RESPONSES	
Do nothing – leave the Parkway landscaping as is.	28.77%	82
Remove all existing Sycamore trees and replace with new trees and shrubs.	15.09%	43
Remove damaged/diseased Sycamore trees and replant trees and shrubs where possible using existing irrigation.	50.88%	145
No opinion – I need more information.	5.26%	15
TOTAL		285

Q4 Revising the Covenants, Conditions, and Restrictions (CC&Rs)The CC&Rs that are in place in Hiddenbrooke are 12 years old, and the HPOA Board is exploring revisions and updates to keep the CC&Rs relevant and effective. Which of the following best reflect your priorities for this community? (Check all that apply.)

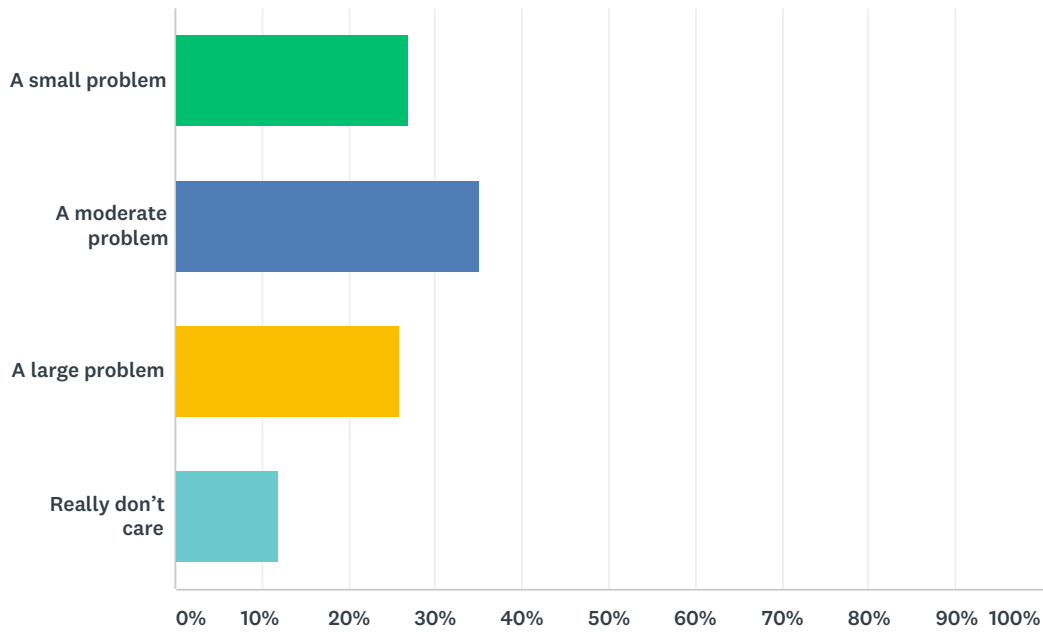
Answered: 285 Skipped: 0



ANSWER CHOICES	RESPONSES
I would like the CC&Rs to require a standard of care for homes (e.g., paint, shutters, roofing, stucco, fences, driveways, patios, balconies, etc.) as well as landscaping. Currently, the CC&Rs only address landscaping.	51.58% 147
I would like to see the CC&Rs better address parking issues (garages that are not being used for parking, garages that have been converted to uses that reduce the amount of parking space, long-term storage of owner personal vehicles in the driveway and on the street, etc.).	49.47% 141
I am concerned about the overall appearance of front yards in the community	46.67% 133
These aren't my main concerns, my main concerns are:	32.98% 94
Total Respondents: 285	

Q5 If you are concerned with parking issues, do you feel that parking issues are:(Please check the response that best indicates your feeling)

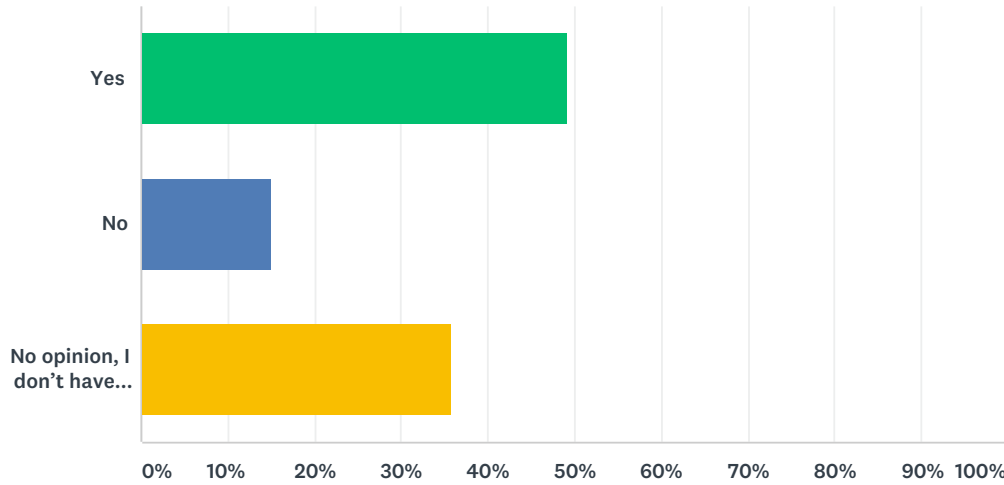
Answered: 285 Skipped: 0



ANSWER CHOICES	RESPONSES
A small problem	27.02% 77
A moderate problem	35.09% 100
A large problem	25.96% 74
Really don't care	11.93% 34
TOTAL	285

Q6 There are different types of homeowner associations. Several years ago HPOA elected to operate under State laws that govern most homeowner associations, but legally we are not required to do so. We are considering changing to a less expensive type. It would save money while still protecting the essential functions of the organization. Would you support such a change to the HPOA as long as we retain the essential functions like financial reporting, open meetings, the election of officers, member communication, etc.?

Answered: 285 Skipped: 0



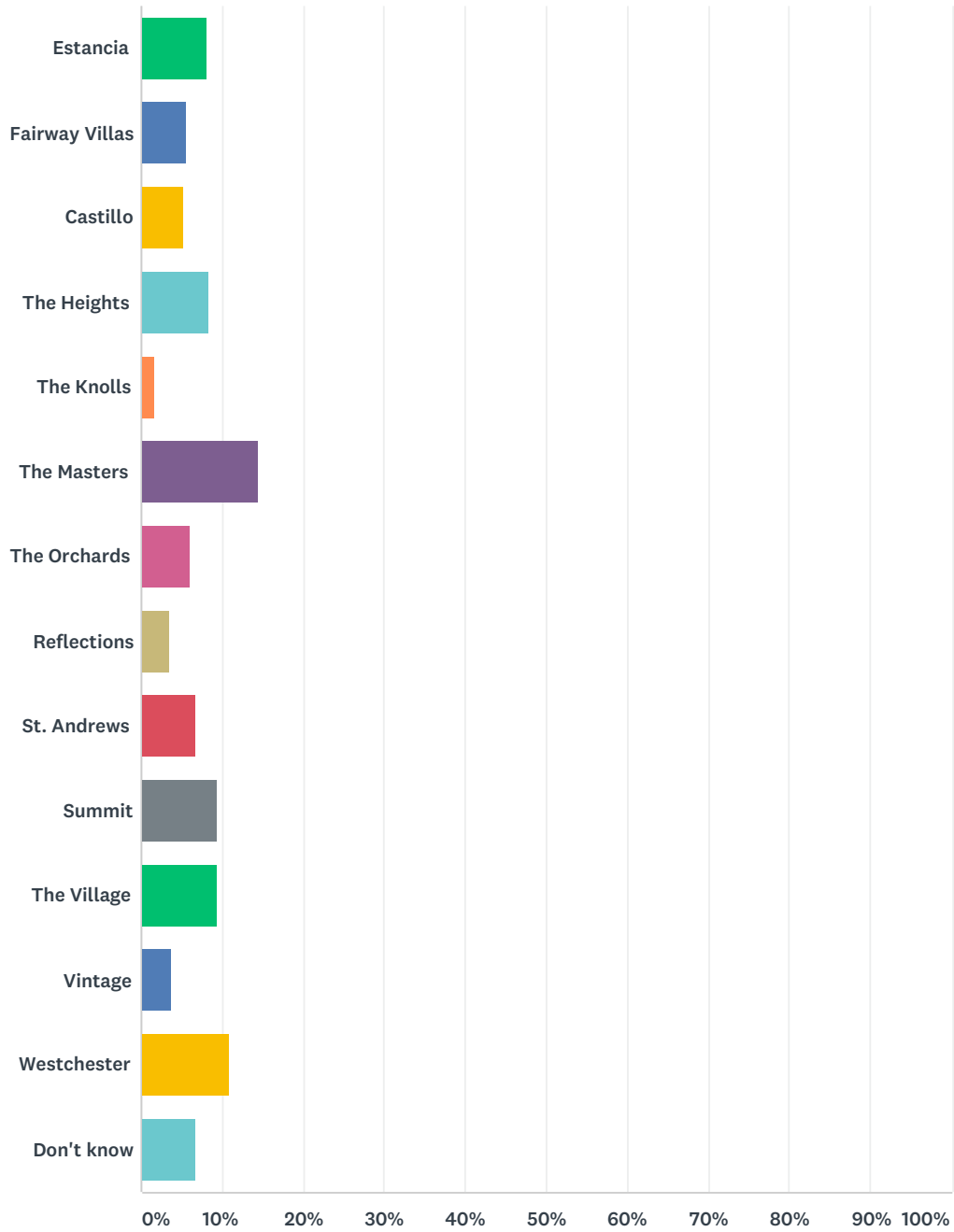
ANSWER CHOICES	RESPONSES	
Yes	49.12%	140
No	15.09%	43
No opinion, I don't have enough information	35.79%	102
TOTAL		285

Q7 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: 285 Skipped: 0

Q8 THE BELOW SECTION IS ONLY FOR CLASSIFICATION PURPOSES. ONLY SUMMARY DATA WILL BE SHARED.DemographicsTo help us understand the input we're receiving in this survey, please answer the following informational questions: I live in

Answered: 285 Skipped: 0

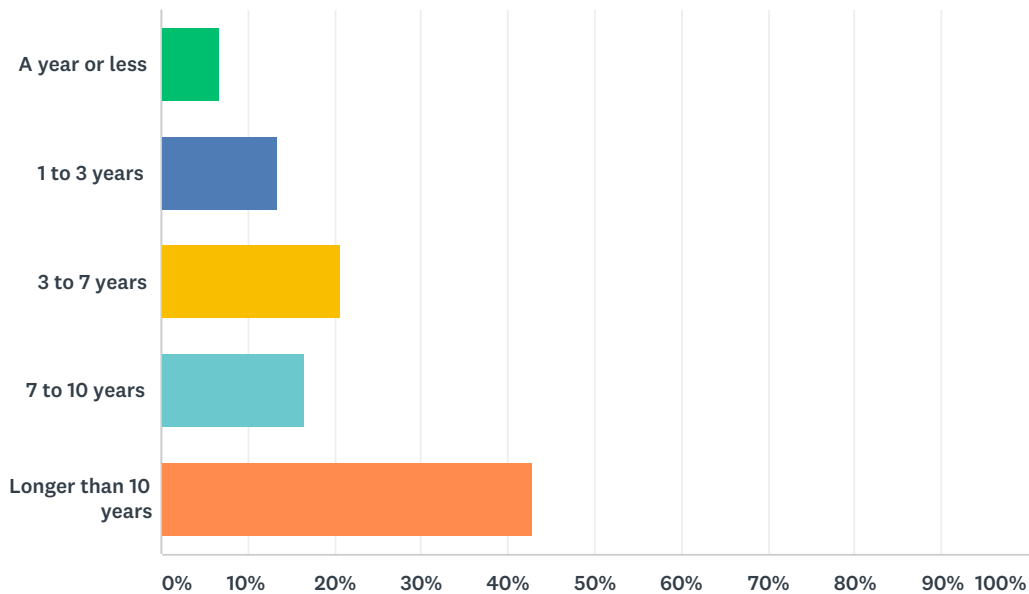


ANSWER CHOICES	RESPONSES
Estancia	8.07% 23
Fairway Villas	5.61% 16
Castillo	5.26% 15
The Heights	8.42% 24
The Knolls	1.75% 5
The Masters	14.39% 41
The Orchards	5.96% 17
Reflections	3.51% 10

St. Andrews	6.67%	19
Summit	9.47%	27
The Village	9.47%	27
Vintage	3.86%	11
Westchester	10.88%	31
Don't know	6.67%	19
TOTAL		285

Q9 Which of the following best describes how long you've lived in Hiddenbrooke?

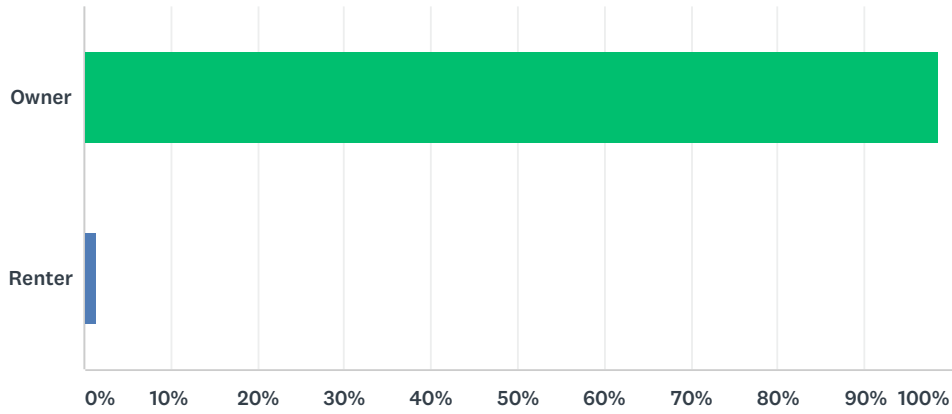
Answered: 285 Skipped: 0



ANSWER CHOICES	RESPONSES
A year or less	6.67% 19
1 to 3 years	13.33% 38
3 to 7 years	20.70% 59
7 to 10 years	16.49% 47
Longer than 10 years	42.81% 122
TOTAL	285

Q10 Are you an Owner or Renter?

Answered: 285 Skipped: 0



ANSWER CHOICES	RESPONSES	
Owner	98.60%	281
Renter	1.40%	4
TOTAL		285

Q11 Please provide your house number only (e.g., 123 or 1234) NOT the complete address. This will not be used for any purpose other than ensuring that only one survey is submitted per street address.

Answered: 285 Skipped: 0